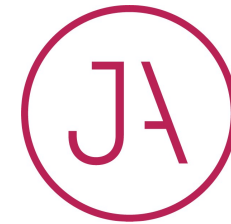




**JAMES
ANDERSON**

Ruvigny Gardens
London SW15
Guide Price £1,570,000



Ruvigny Gardens London SW15

This exceptional four-bedroom Victorian home, offering just under 1800 sqft of living space, is available to the market chain-free and is located on the sought-after Ruvigny Gardens, just moments from the River Thames.

Arranged over three floors, the house retains many original features, including high ceilings, original fireplaces, and striking bay windows. The spacious double reception room is filled with natural light, offering a formal sitting area that leads into a cozy snug/study. The impressive handmade kitchen is bespoke and currently features high-end German appliances, with doors opening to a low-maintenance west-facing garden perfect for al fresco dining during the summer months.

For additional storage, the cellar provides ample space, including a gun cabinet, and could potentially be converted into living space (subject to planning permission) while there is a separate utility cupboard just off the kitchen.

The first floor includes three generous double bedrooms and a modern shower room, while the second floor offers a large double bedroom with eaves storage, air conditioning, and a separate bathroom featuring his and hers sinks and a roof light which is a rare find in these types of houses.

Recently redecorated by the current owners including new roofing and electrical upgrades, this home is ready to move in to.

Ruvigny Gardens is excellently located just off the Lower Richmond Road, close to a selection of fine restaurants and bars, Putney High Street, and Putney Common. The River Thames Embankment is only a two-minute walk away, and both Putney Bridge Underground and Putney Mainline stations are within walking distance. The 22 bus to Kings Road, Knightsbridge, and Piccadilly Circus, as well as the River Taxi from Putney Pier to the City, are just a short stroll from this charming family home.

Tenure: Freehold
EPC Rating: D
Council Tax Band: F



















JAMES
ANDERSON

Ruvigny Gardens

Approximate Gross Internal Area = 1743 sq ft / 162 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 129 sq ft / 12 sq m



JAMES
ANDERSON



78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

