



JAMES
ANDERSON

Alton Road
Putney SW15
Asking Price £575,000



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This exceptional mezzanine 'Loft' style maisonette truly delivers the WOW factor with its distinctive design, featuring a stunning double-height open-plan reception room and kitchen with a striking vaulted ceiling providing plenty of natural light. Set across the second and third floors, the split-level layout includes a spacious bedroom with an en-suite shower and Juliet balcony, along with an upper level offering an additional double bedroom, shower room, and a mezzanine-level study or office area while featuring solid oak wooden flooring with underfloor heating throughout. The reception room opens to a charming sheltered balcony with a front-facing aspect suited for upcoming summer months.

This maisonette has a new build warranty until 2029 while offering a share of freehold with an internal lease of 244 years. The shared front garden includes your own front door, individual cycle storage and bin/storage shed.

Designed by bespoke architects in 2020, this home showcases unique open-plan living spaces, creating the perfect atmosphere for unwinding and relaxation.

Alton road is conveniently close to the amenities of Roehampton Village and high street. A Little Waitrose can be found just across from the junction of Roehampton Lane and Alton Road.

The 85 and 265 buses offer direct routes to Putney Bridge and Barnes station, both also a short 10 min cycle away.

This fantastic apartment is situated in the heart of southwest London, surrounded by some of the area's finest green spaces. Wimbledon Commons and Putney Heath are right on its doorstep, and Richmond Park is just a short walk away. The charming Wimbledon Village is only a 30-minute stroll through the Commons, ideal for weekend walks and outings. Additionally, it is conveniently located near a number of well-regarded schools, including Putney High School and St. Mary's CE Primary School, making it an excellent choice for families.

EPC - B
Council Tax - E
Service Charge - £50 per month
Ground Rent - £0



















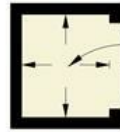
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Approximate Gross Internal Area = 863 sq ft / 80.2 sq m
(Including Reduced Headroom / Storage / Excluding Void)
Reduced Headroom = 94 sq ft / 8.7 sq m



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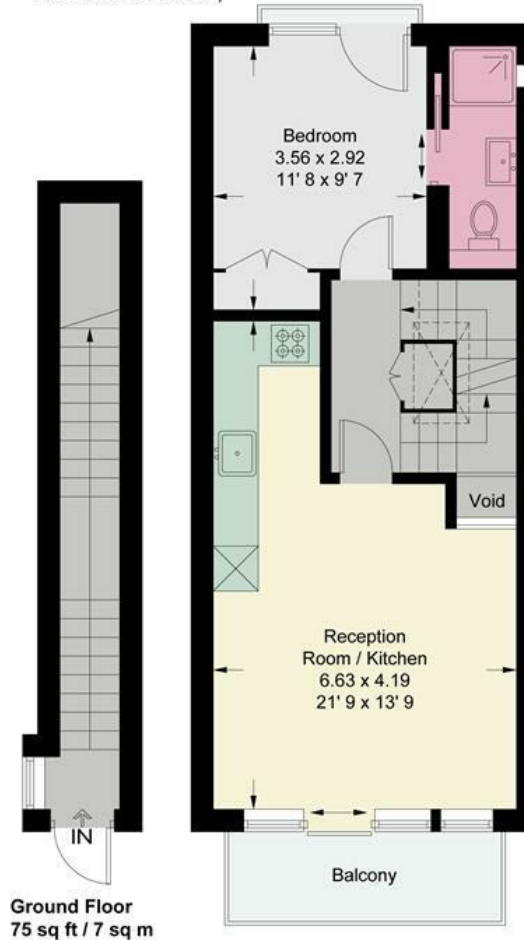


Storage
1.40 x 1.19
4' 7" x 3' 11"

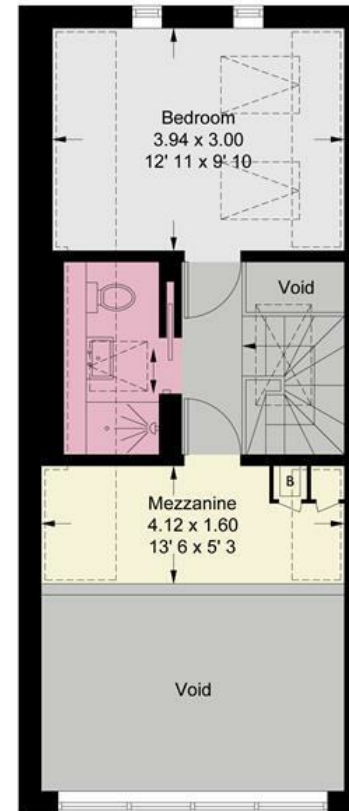
(Not Shown In Actual
Location / Orientation)



= Reduced headroom below 1.5m / 5'0"



Second Floor
459 sq ft / 42.6 sq m
(Excluding Void)



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.



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