



JAMES  
ANDERSON



## FOR SALE

Farlow Road, Putney, SW15

A beautifully modernized five-bedroom Victorian family home located on a desirable tree-lined street in West Putney.

Arranged over four floors, this property features two spacious, bright, interconnected reception rooms, a stunning side-extension bespoke kitchen/family room with bi-folding doors opening to a private, walled garden. The first floor offers three generously sized double bedrooms and a modern shower room. The second/third split-level floor has been reconfigured to provide the fourth and fifth double bedrooms, a contemporary family bathroom, and a spacious shower room. The home is filled with natural light and also includes a private roof terrace with a wide south-westerly aspect, perfect for enjoying the evening sun.

Located on Farlow Road, just off Lower Richmond Road, the property is surrounded by a variety of charming restaurants and bars. It's also close to Putney Common and moments from the River Thames. Putney Bridge Underground Station and Putney Mainline Station are both within walking distance. Additionally, the 22 bus to Piccadilly Circus/Knightsbridge and the King's Road stops at the end of Stanbridge Road, while the River Taxi from Putney Pier to the City is just a short walk away.

No onward chain

**£1,500,000**

Offers In Excess Of



Five Double Bedrooms



Three Bathrooms



Spacious Double Reception Room



Stunning Kitchen Diner



Victorian Terraced House



Amazing Transport Links



Outstanding Schools Close By



Private Walled Garden



Quiet Tree Lined Street



1894 Sq Ft. Potential to Extend the Basement



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Farlow Road Putney

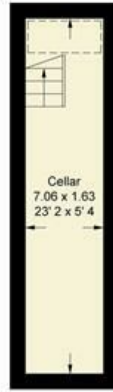
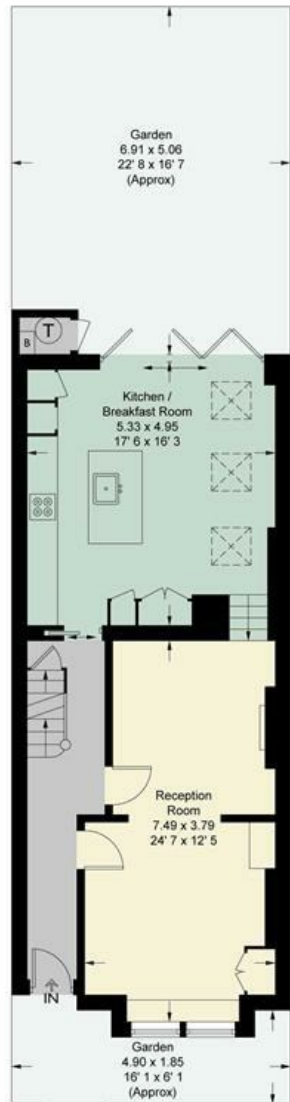
Approximate Gross Internal Area = 1949 sq ft / 181.2 sq m  
(Including Reduced Headroom / Eaves Storage / Store)  
Reduced Headroom / Eaves Storage = 142 sq ft / 13.2 sq m  
Store = 8 sq ft / 0.8 sq m



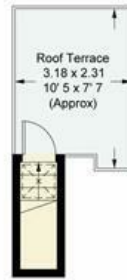
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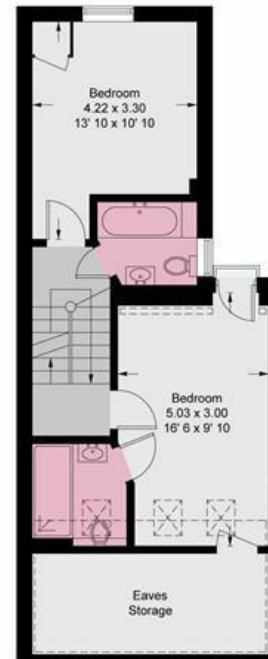
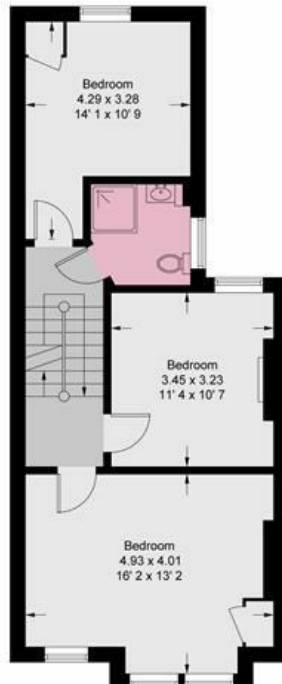
= Reduced headroom below 1.5m / 5'0"



Cellar  
118 sq ft / 11 sq m  
(Including Reduced Headroom)






Third Floor  
17 sq ft / 1.6 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 