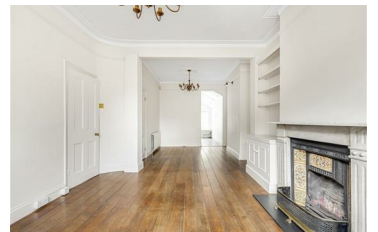




JAMES  
ANDERSON



## FOR SALE

**£1,495,000**

### Ruvigny Gardens, London, SW15

Guide Price

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.



Four Spacious Bedrooms



Two Bathrooms & Downstairs WC



Ample Living Space, Suited For Entertaining



High Specification Fitted Kitchen



EPC Rating - D



Easy Access To Transport



Within Catchment For Highly Regarded Schools



Prime West Putney Location Only Moments From The River



Quiet & Peaceful Cul-De-Sac Suited For Families



Chain Free



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

020 8788 6611

# 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



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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>	<b>68</b>	<b>82</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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

