



**JAMES
ANDERSON**



FOR SALE

£1,450,000

Ashlone Road, London, SW15

Guide Price

This well presented, bright and spacious period home offers ample living space spread over three floors while located on a highly regarded road in West Putney with a west facing garden only a short stroll from the River Thames, Leaders Gardens, shops, restaurants, green open spaces and transport.

The ground floor features a large, open-plan lounge perfect for entertaining, which flows into an extended, fully fitted kitchen/dining area with doors leading to a sunny, well-maintained rear garden complete with a studio.

On the upper floors, you'll find two double bedrooms and a three-piece bathroom suite, while the extended second floor boasts a generously sized double bedroom with an en-suite shower room and eaves storage.

Ashlone Road is a peaceful and charming residential street located within the vibrant London Borough of Wandsworth. Known for its attractive period properties, the road features a mix of well-maintained Victorian and Edwardian houses, offering a blend of character and modern living. The area is particularly desirable due to its proximity to Putney High Street, which is home to an array of shops, cafes, restaurants, and local amenities.

Putney is renowned for its scenic riverside setting, with Ashlone Road benefiting from easy access to the Thames Path via Leaders Gardens and recreational opportunities along the river. Additionally, it is well-connected by



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

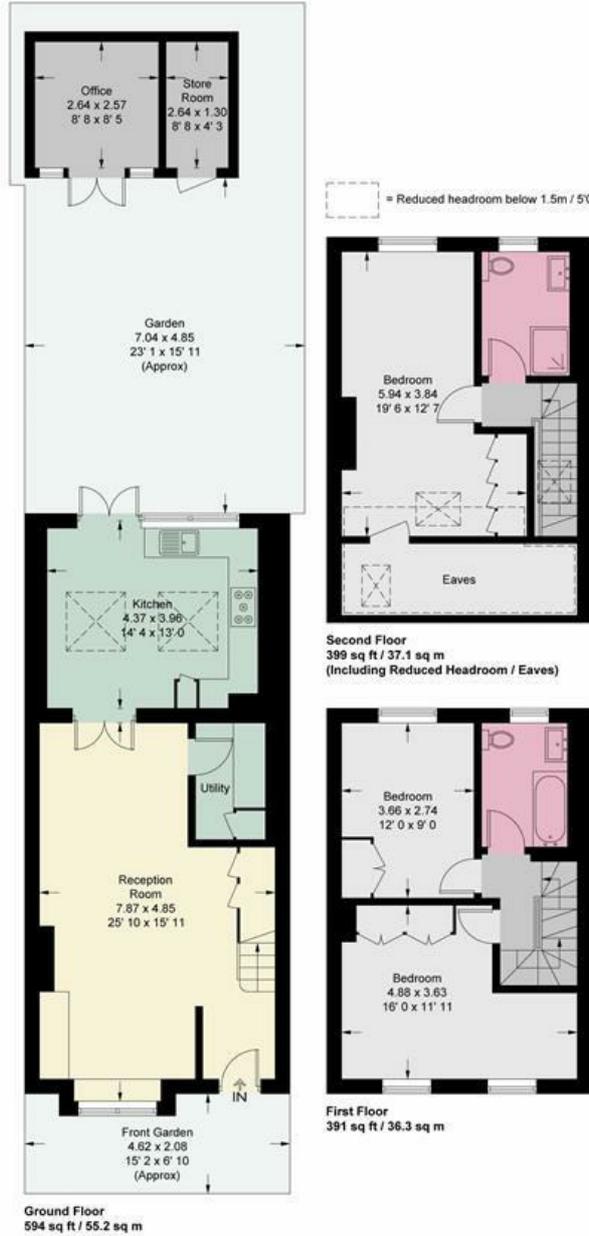
020 8788 6611

Ashlone Road

Approximate Gross Internal Area = 1494 sq ft / 138.8 sq m
 (Including Reduced Headroom / Eaves / Office / Store Room)
 Reduced Headroom / Eaves = 104 sq ft / 9.7 sq m
 Office = 73 sq ft / 6.8 sq m
 Store Room = 37 sq ft / 3.4 sq m



**JAMES
ANDERSON**



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) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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

