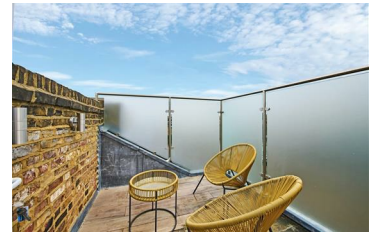




JAMES
ANDERSON



FOR SALE

Farlow Road, Putney, SW15

£1,650,000

Guide Price

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.

Tenure - Freehold
EPC Rating - D
Council Tax Band - G

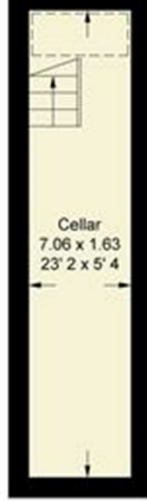
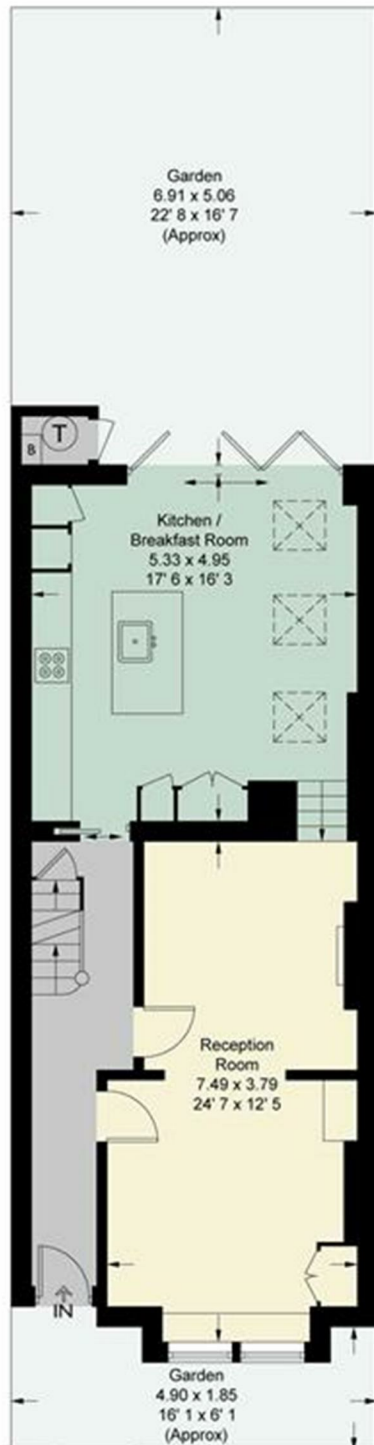


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

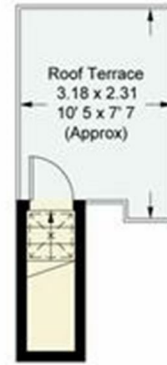
020 8788 6611



= Reduced headroom below 1.5m / 5'0"



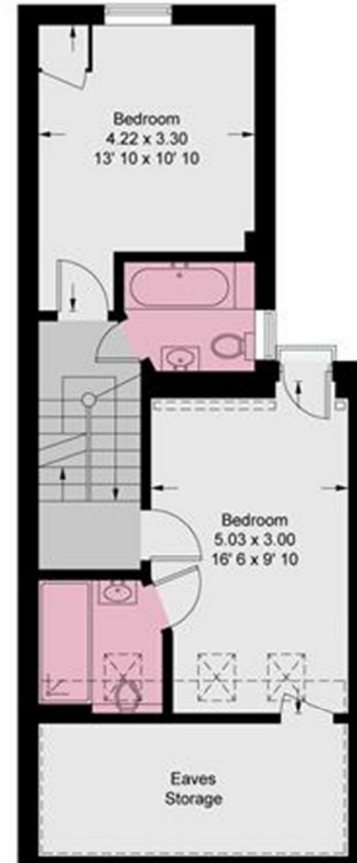
Cellar
118 sq ft / 11 sq m
(Including Reduced Headroom)



Third Floor
17 sq ft / 1.6 sq m



First Floor
576 sq ft / 53.5 sq m



Second Floor
555 sq ft / 51.6 sq m
(Including Reduced Headroom / Eaves Storage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

