



JAMES
ANDERSON



FOR SALE

Arlesey Close, London, SW15

£950,000

Offers In Excess Of

Set on a leafy private road in Putney is this excellent three-bedroom house, built as a collaboration between architects Richard Pollock and M. Howard Radley in 1956. Measuring 1114 Sq ft and Unfolding across two floors, the house is replete with original details, including timber-framed windows, a terrazzo spiral staircase with a spectacular eat-in kitchen diner designed by a highly respected kitchen designer Devol. There is large glazing at the front and beautiful crittall doors to the garden allowing natural light to flood into the ground floor living spaces. A private west-facing garden surrounding by large mature trees is a true highlight, measuring almost 50 ft featuring raised beds, vegetable patches and space for al-fresco dining.

Arlesey Close is a fantastic example of post-war mid-century design, characterised by its clean, simple lines, honest materials (including brick and concrete), and 'box' shape, typical of the era. The close itself comprises 16 low-level houses set within a private driveway with no-through access, bordered by verdant trees and plants. Each house has a front and rear garden, as well as a garage positioned at the end of the close. The building's façade is punctuated with neutral grey panels, creating a striking contrast against the traditional red brick.

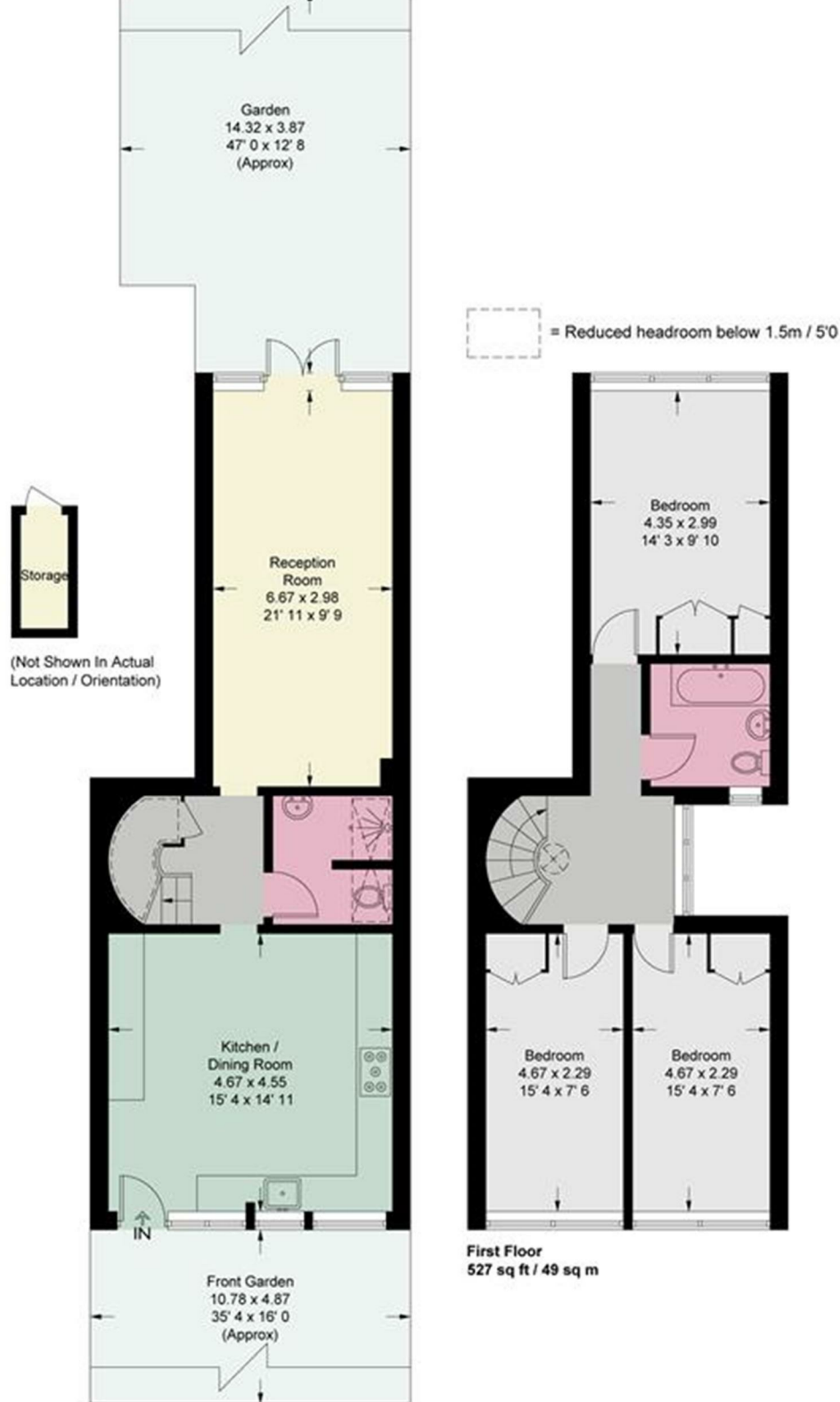
The property is located just a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London. Opposite Merlin's pre prep (aged 4-8) and Putney High school.

EPC rating D/ Council tax band E/ Freehold
Single garage



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

0208 785 4400



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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 |

