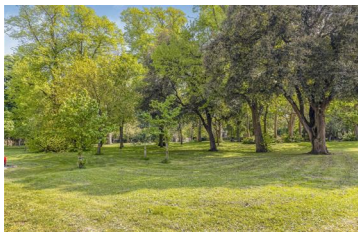




JAMES
ANDERSON



FOR SALE

The Pleasance, London, SW15

Set on the charming and sought-after road of The Pleasance, Putney this spacious three/four-bedroom home offers versatile living across well-proportioned rooms, making it ideal for families and professionals alike while providing a phenomenal aspect over the green.

The property comprises three generously sized bedrooms with the option for a fourth bedroom or additional living space, a contemporary bathroom suite with a separate WC, a bright and inviting reception room, a fully fitted kitchen, and a conservatory that leads out to a private rear garden – perfect for entertaining or relaxing.

This home combines functionality with comfort, providing ample storage and scope to personalise. The private garden adds a lovely sense of tranquillity, while the flexible layout suits a variety of lifestyles and has the potential to be extended (STPP)

Nestled in a peaceful residential enclave, The Pleasance is a hidden gem within the vibrant Putney community and falls within the Dover House Conservation area providing a desirable location for families and professionals, offering a blend of historical charm and modern amenities.

£825,000

Offers In Excess Of



Three/Four Bedroom Family Home



Bathroom Suite With Separate WC



Reception Room



Kitchen With Direct Access To Garden



EPC Rating - D



Easy Access For Transport



Catchment For Highly Regarded Schools



Prime Location Opposite Green Open Spaces



Offering Excellent Extension Potential (STPP)



Chain Free



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

020 8788 6611

The Plesance

Approximate Gross Internal Area = 1089 sq ft / 101.1 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

