



JAMES  
ANDERSON



## FOR SALE

Lifford Street, Putney, SW15

This charming and rare to the market two double bedroom period home, located on the sought-after Lifford Street in Putney, beautifully combines classic character with modern comfort.

The property boasts a spacious and light-filled interior while the inviting living room, with its period features, provides a cozy yet airy space perfect for both entertaining and unwinding. The kitchen is well-equipped and functional, ideal for preparing meals or enjoying casual dining. Upstairs offers two spacious double bedrooms and an excellent sized bathroom suite,

With its traditional charm, tasteful finishes, and a lovely rear garden, this property is the perfect blend of contemporary living and period elegance.

Lifford Street offers a wonderful blend of peaceful residential living and easy access to a wide range of amenities. Situated in a desirable area of South West London, the street is lined with charming period homes, creating a tranquil and attractive environment. The location is ideal for those who enjoy the convenience of being close to Putney's vibrant high street, which offers an array of cafes, restaurants, shops, and boutiques. For outdoor enthusiasts, the nearby Putney Heath and the Thames Path provide plenty of green space and opportunities for walking, cycling, and enjoying the riverside.

£999,950

Guide Price



Two Spacious Double Bedrooms



Bathroom Suite



Ample Living Space, Suited For Entertaining



Fitted Kitchen



EPC Rating - D



Moments From Transport Links



Within Catchment For Highly Regarded Schools



Beautiful Tree Lined Road - Quiet & Peaceful Location



Refurbished & Upgraded By The Existing Owners

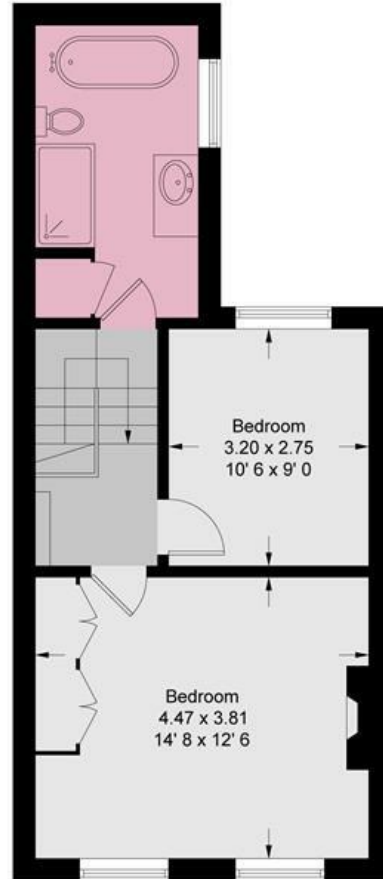
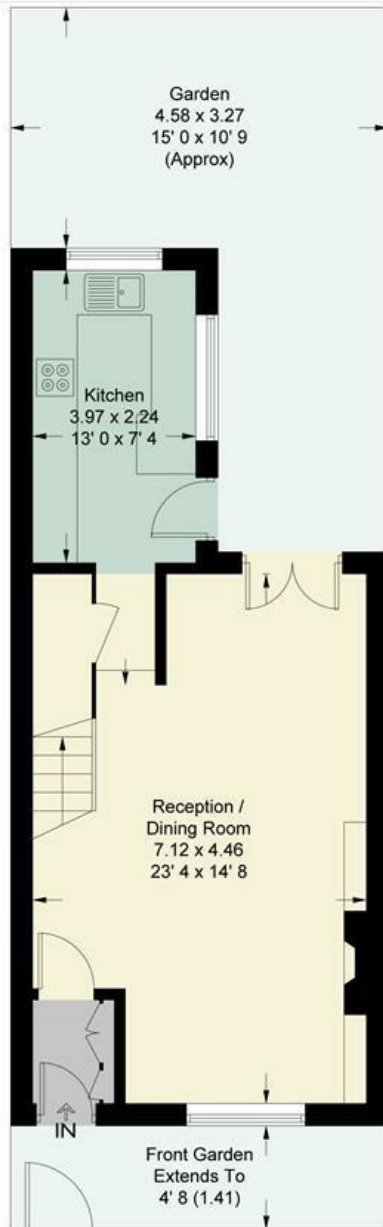


Rare To The Market



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

020 8788 6611



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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>66</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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 |         |                                                                                                                  |
| <b>England &amp; Wales</b>                                      |         | EU Directive<br>2002/91/EC  |

