



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

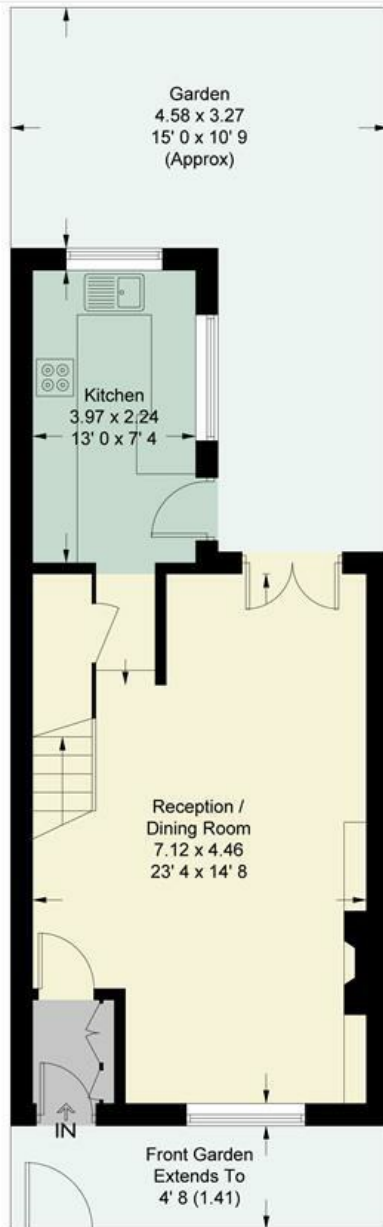
020 8788 6611

# Lifford Street

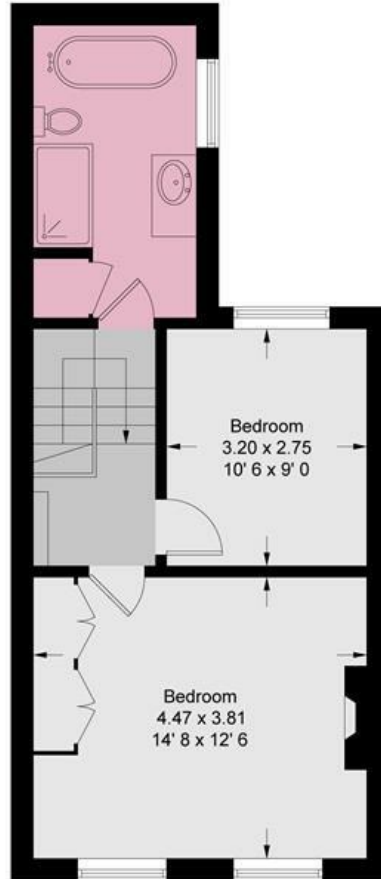
Approximate Gross Internal Area = 891 sq ft / 82.8 sq m



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**Ground Floor**  
448 sq ft / 41.6 sq m



**First Floor**  
443 sq ft / 41.2 sq m

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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

