



JAMES
ANDERSON



FOR SALE

Norroy Road, London, SW15

£950,000

Guide Price

Nestled on the charming Norroy Road in Putney, this exquisite Victorian ground floor conversion flat offers a perfect blend of modern living and classic elegance. Spanning the entire ground floor and the front section of the first floor, this property boasts three spacious double bedrooms, each equipped with fitted wardrobes. The main bedroom features its own staircase with an en-suite shower room, providing a private sanctuary for relaxation.

The heart of this home is undoubtedly the large open plan living area, which is bathed in natural light thanks to generous skylights and bi-folding doors. This inviting space is perfect for both entertaining and unwinding, the bi-folding doors seamlessly connect the indoors to a beautifully landscaped south-facing garden. A perfect space to host gatherings or enjoying quiet evenings in this tranquil outdoor setting.

The kitchen is a chef's delight, complete with integrated appliances and a wine cooler, making it ideal for culinary enthusiasts. This flat is in turn-key condition, allowing you to move in without the hassle of renovations.

Location is key, and this property does not disappoint. The overground station is just a two-minute walk away, providing easy access to the wider city. Families will appreciate the proximity to outstanding schools, including Our Lady of Victories, located conveniently at the end of the road.



Three double bedrooms



Two bathrooms, one en-suite



Stunning kitchen, built in quality appliances, wine cooler



Open plan living, bi-folding doors, superb space to entertain



EPC rating C/ Council tax band C/ Leasehold 177 years remain



Outstanding transport links, moments from Putney Station



Excellent outstanding schools



Private south facing landscaped garden



Split level, over the ground and first floor measuring 1051 Sq ft with cellar



Turn key condition, chain free

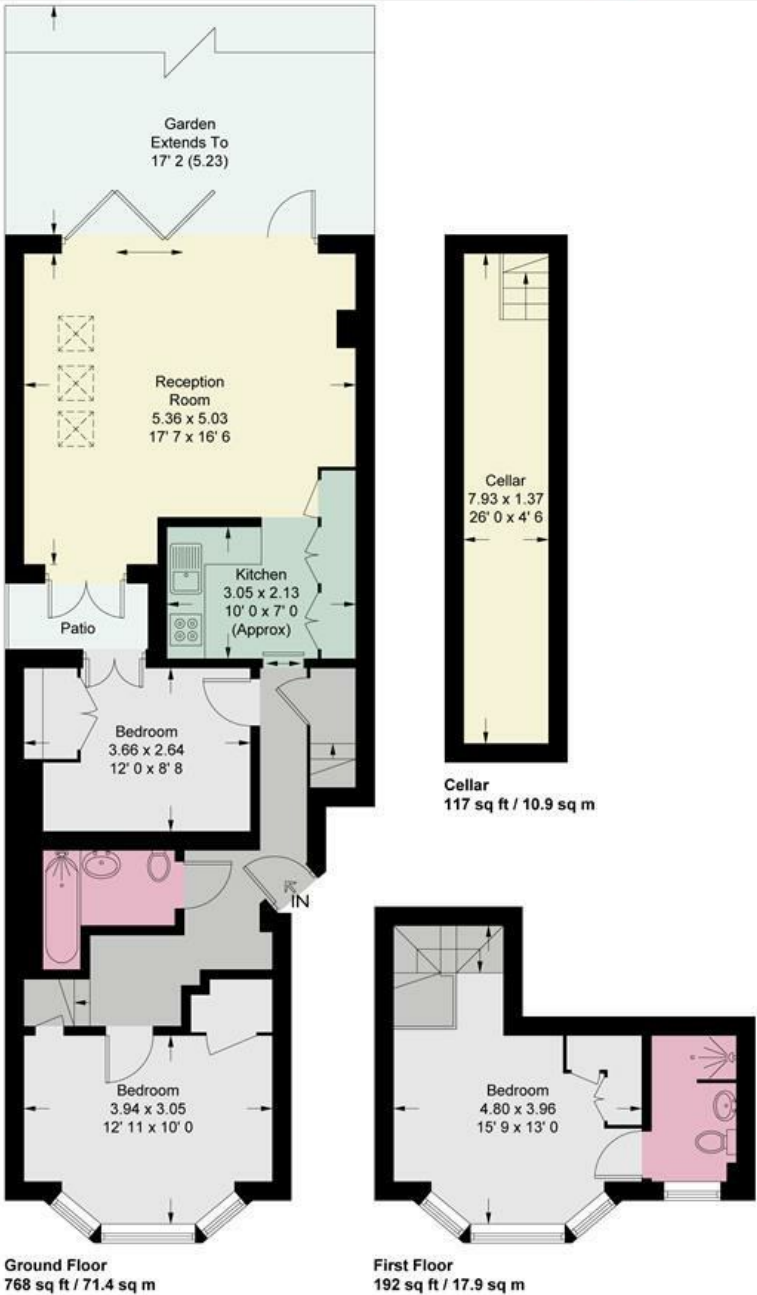


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0208 785 4400

Norroy Road

Approximate Gross Internal Area = 1077 sq ft / 100.2 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 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		
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