



JAMES  
ANDERSON



## FOR SALE

Stanbridge Road, Putney, SW15

**£750,000**

Offers In Excess Of

Nestled in the heart of Putney on the sought-after Stanbridge Road, this beautifully presented two double bedroom period apartment seamlessly blends classic charm with contemporary living.

The property boasts a spacious and elegantly proportioned reception room, perfect for relaxing or entertaining. A stylish, modern fitted kitchen offers ample storage and high-spec appliances, ideal for home cooking enthusiasts.

A standout feature of this home is the newly fitted, bespoke luxury bathroom suite, thoughtfully designed with premium fixtures and finishes to provide a spa-like retreat.

To the rear, the apartment benefits from a private garden – a rare find in this location – complete with a versatile garden studio. Whether you need a peaceful home office, creative workspace, or guest retreat, this fully insulated studio offers endless possibilities.

Located moments from the amenities and transport links of central Putney, this exceptional apartment offers the perfect balance of lifestyle, comfort, and convenience.

Stanbridge Road is situated just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk away.

Tenure - Share Of Freehold (959 Years Remain)

Service Charge - N/A

Ground Rent - N/A

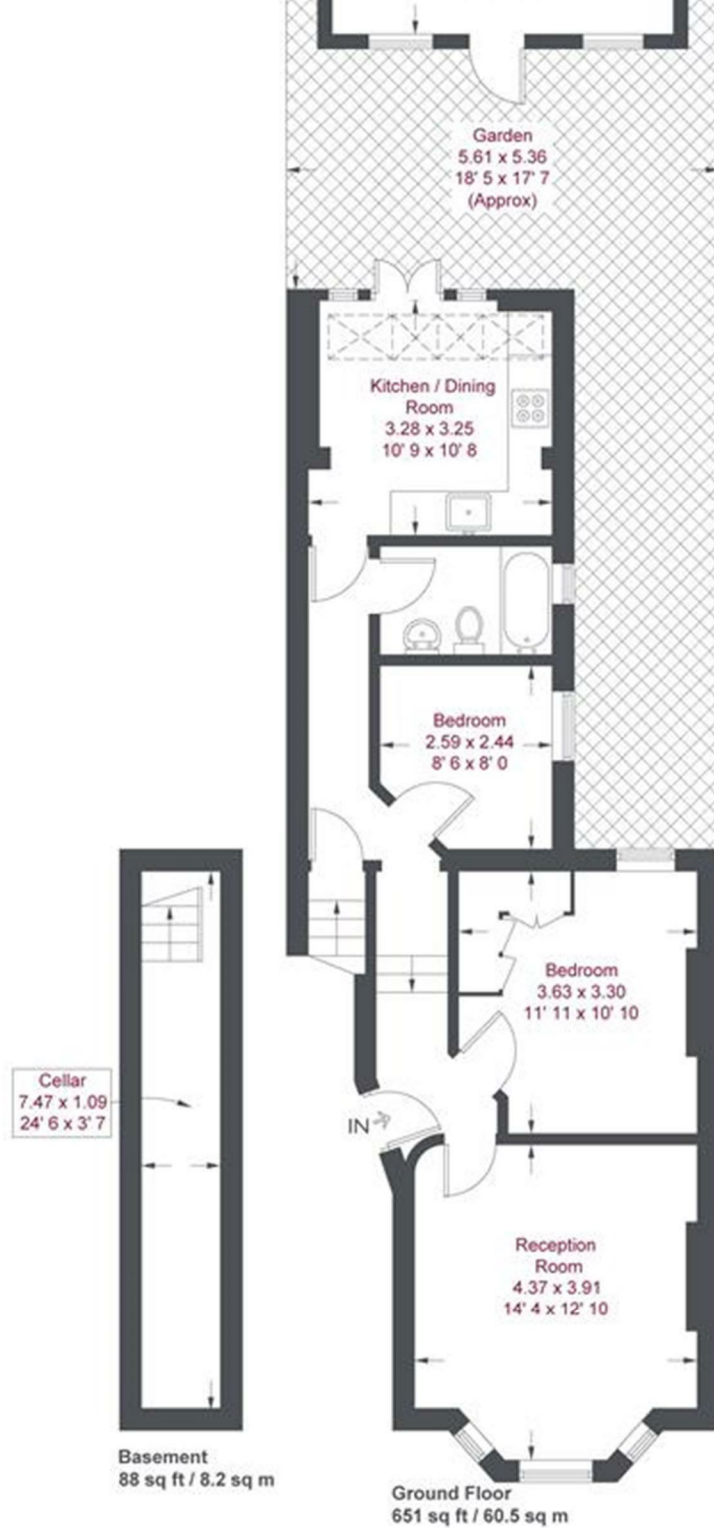
EPC Rating - C

Council Tax Band - D



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

020 8788 6611



## Stanbridge Road

| Energy Efficiency Rating                    |                         |           |  |
|---------------------------------------------|-------------------------|-----------|--|
|                                             | Current                 | Potential |  |
| Very energy efficient - lower running costs |                         |           |  |
| (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 energy efficient - higher running costs |                         |           |  |
|                                             | <b>71</b>               | <b>73</b> |  |
| <b>England &amp; Wales</b>                  | 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) <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>71</b>               | <b>73</b> |  |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |  |

