



JAMES  
ANDERSON



## FOR SALE

Roehampton Lane, Putney, SW15

**£1,250,000**

Guide Price

Brought to the market for the first time in over 40 years, this exquisite period family home is set in a prime position, offering uninterrupted, scenic views over the renowned Roehampton Club's tennis courts and playing fields. Full of timeless character and original charm, this substantial family home is a rare find, combining generous living space, period detailing, and significant future potential.

From the moment you step inside, the home welcomes you with a sense of grandeur. The entrance hallway sets a refined tone, leading to two large reception rooms, both perfectly suited for entertaining or relaxed everyday living. These beautifully proportioned rooms are rich in original features, including intricate ornate corning, decorative ceiling roses, handsome feature fireplaces, and soaring ceilings that enhance the feeling of space and light throughout.

To the rear, a well-sized kitchen and breakfast room offers views across and access to the long, sun-drenched garden ideal for outdoor dining or family play. The space also presents a fantastic opportunity for reconfiguration



A Rare To The Market Four Double Bedroom Family Home



Bathroom Suite



Two Spacious Reception Rooms With Plenty Of Period Features



Rear Kitchen & Dining Room



EPC Rating - E / Council Tax Band - G



Moments From Transport - Barnes Station Only 6 Minutes Walk



Within Catchment For Highly Regarded Schools



Prime Location Overlooking The Highly Regarded Roehampton Club



Chain Free With Plenty Of Extension Potential (STPP)

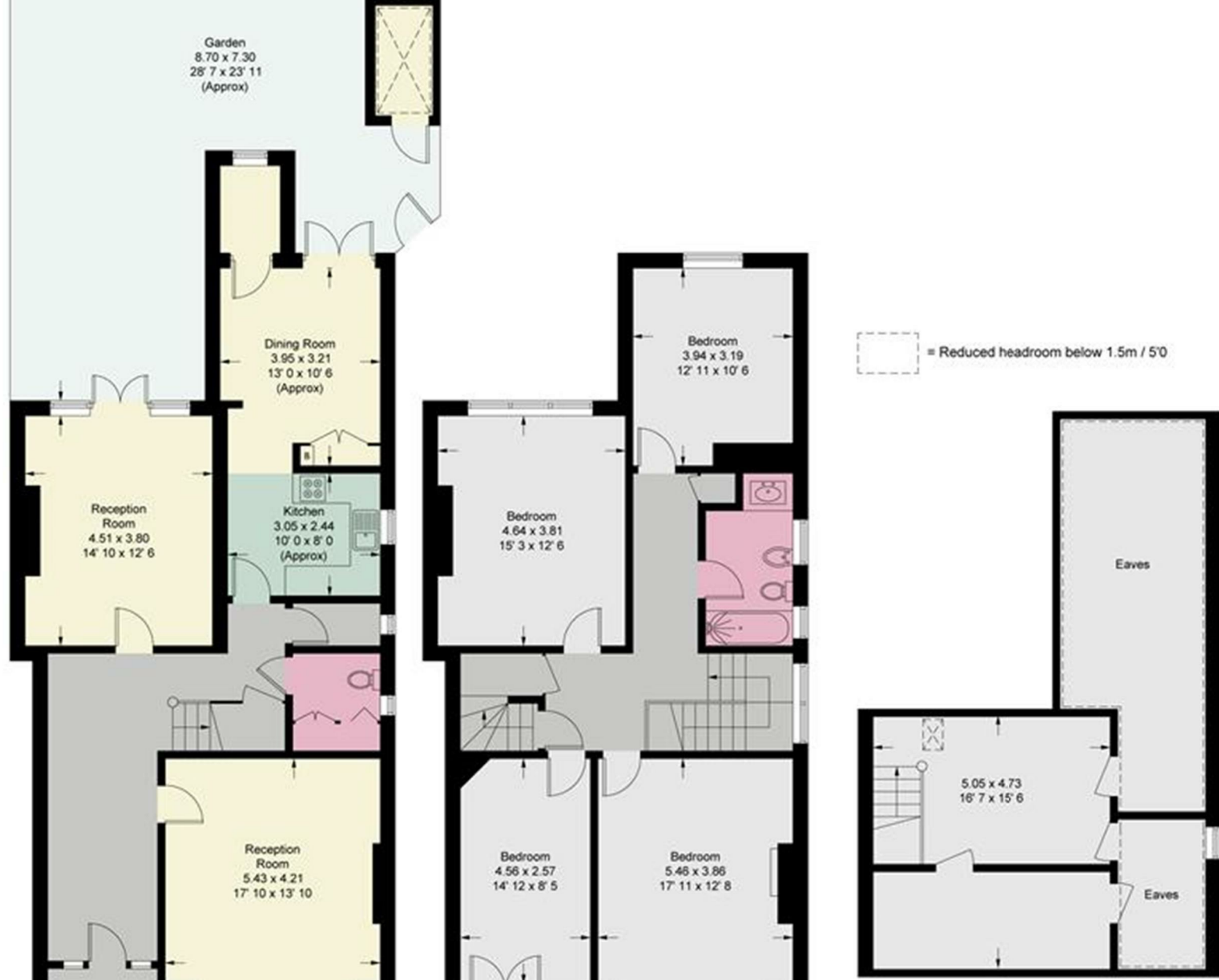



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 