



JAMES
ANDERSON



FOR SALE

Elmshaw Road, Putney, SW15

£700,000

Offers In Excess Of

This family home, offering excellent extension potential (STPP), is situated on a tranquil and peaceful road within the highly desirable Dover House Conservation Area. It boasts spacious living areas and a larger than average rear garden.

On the ground floor, you'll find a large reception providing generous living space, along with a well-equipped kitchen with dining area. The private garden offers a peaceful retreat, perfect for al-fresco dining or simply unwinding in the summer months. Upstairs, there are three bedrooms with ample storage, as well as a family bathroom.

This particular home enjoys a larger-than-average rear bedroom thanks to the flying freehold alongside side access to the rear. It also offers excellent potential for extension at the rear and into the loft, subject to planning permission.

Elmshaw Road is part of the sought-after Dover House Conservation Area, close to the scenic Putney Park Lane and Putney Heath. It's just a short walk from Barnes and Putney mainline stations, offering regular train services to Waterloo.

Tenure - Freehold

Council Tax - D

EPC - C



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

020 8788 6611



Ground Floor
402 sq ft / 37.4 sq m



First Floor
446 sq ft / 41.4 sq m

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

