



**JAMES
ANDERSON**



FOR SALE

£1,450,000

Bangalore Street, London, SW15

Guide Price

Set on the ever-popular Bangalore Street, this beautifully presented period home is ideal for families seeking character, space, and convenience. Recently redecorated and carpeted in calming neutral tones this tasteful property offers a warm and welcoming environment ready to move straight into.

From the moment you step inside, the sense of space is evident. The bright entrance hall features many original features such as stained glass windows which leads into a generous double reception room with a large bay window – perfect for family gatherings, play space, or simply relaxing together. A practical cloakroom and access to a cellar provide added functionality, with plenty of storage for busy family life.

The heart of the home is the extended kitchen/dining area, designed with modern family living in mind. With ample room for cooking, eating, and entertaining, this space opens directly onto a private, low-maintenance rear garden.

Upstairs, you'll find three well-proportioned bedrooms, providing comfortable accommodation for all the family. A family bathroom suite and a separate WC with wash hand basin add convenience for busy mornings. A stand out feature is the principal bedroom, a stunning room with gorgeous period features, fitted wardrobes and charming views of the street.



Three double bedrooms



One bathroom



Double reception room, nice views down a treelined street



Large kitchen diner, extended in the past, great space for entertaining



EPC rating E/ Council tax band F/ Freehold



Several outstanding primary schools close by



Potential to extend the second floor to create two further bedrooms and bathroom (STPP)



Cellar for storage, many original features and fireplaces throughout



Recently redecorated and carpeted throughout



1691 Sq ft with no onward chain, vacant property



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

020 8788 6611

Bangalore Street Putney

Approximate Gross Internal Area = 1691 sq ft / 157.2 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		
		75
	51	
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	

