



JAMES  
ANDERSON



## FOR SALE

Ashlone Road, Putney, SW15

**£1,395,000**

Guide Price

Nestled on Ashlone Road in the desirable area of Putney, SW15, this exquisite end-of-terrace house offers a perfect blend of modern luxury and serene living. Newly renovated and reconstructed in 2023, this property boasts an exceptional finish throughout, making it a truly remarkable find.

Upon entering, you are greeted by an open-plan ground floor that seamlessly integrates the living and dining spaces. The stunning Italian kitchen is a chef's dream, featuring high-end appliances, elegant quartz worktops, and a central island, all enhanced by bi-folding doors that invite natural light and provide a picturesque view of the walled garden. A convenient WC is also located on this level, adding to the practicality of the home.

The first floor comprises two well-appointed bedrooms, with the second bedroom offering a charming dressing area. The family bathroom is finished to a high specification, ensuring comfort and style. Ascending to the second floor, you will find the main bedroom, complete with En-suite shower room, fitted wardrobes and eaves storage. French doors with a glass balustrade open up to reveal stunning views of Leaders Gardens, the tennis courts, and the River Thames.

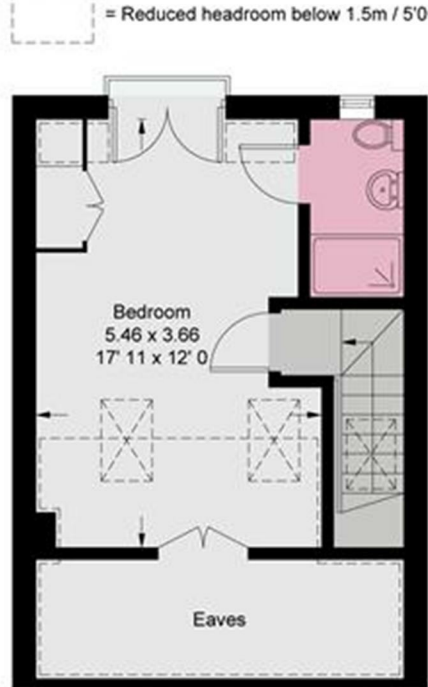
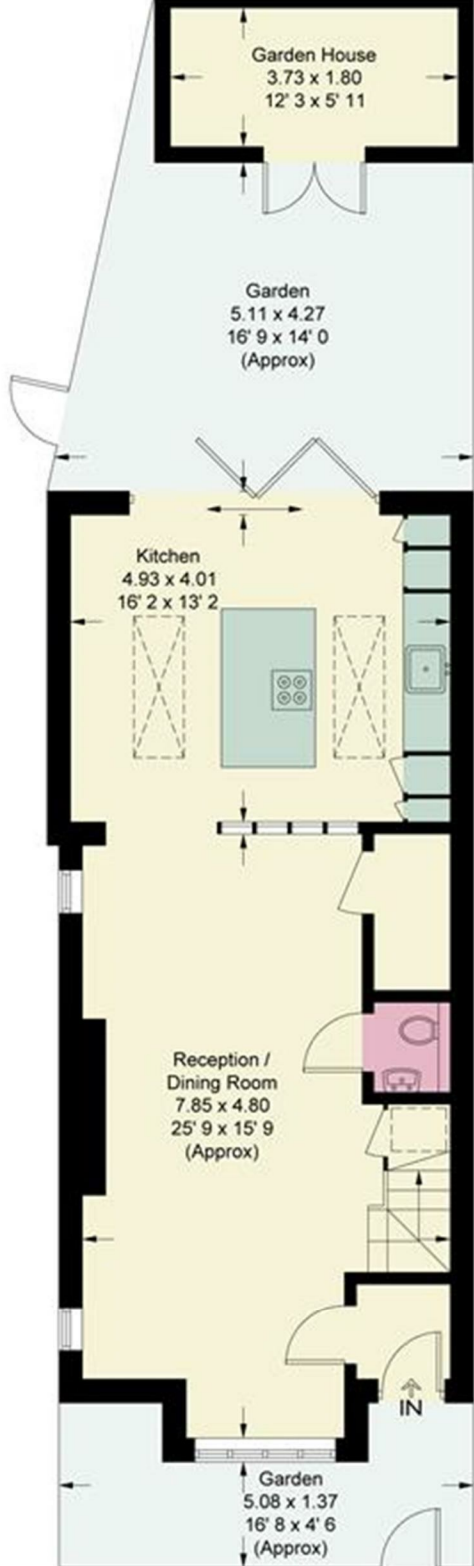
This property also features a delightful studio in the garden, perfect for a home office or creative space, along with side access for added convenience. Plantation shutters throughout the home provide both privacy and elegance.

Offered in turn-key condition and with no onward chain, this exceptional example of modern living is sure to attract interest. The first to view will undoubtedly be captivated by its charm and sophistication.

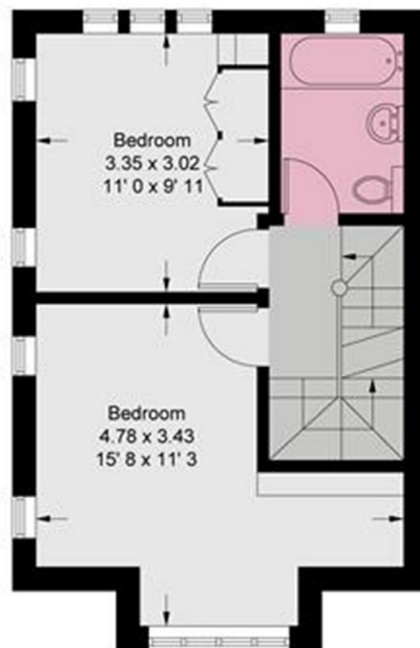


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



**Second Floor**  
376 sq ft / 34.9 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
373 sq ft / 34.7 sq m

| 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 |                         |           |
|                                             | 69                      | 76        |
| <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>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

