



JAMES  
ANDERSON



## FOR SALE

**£1,350,000**

Fawe Park Road, London, SW15

Price Guide

Nestled in the desirable Fawe Park Road, this 1699 Sq ft charming house presents an exceptional opportunity for families seeking a spacious and comfortable home in Putney. Boasting five generously sized double bedrooms, this property is designed to accommodate family living with ease. The layout includes a welcoming reception room, perfect for relaxation and entertaining, alongside two well-appointed bathrooms that cater to the needs of a busy household.

One of the standout features of this home is the expansive 40-foot garden, providing a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying al fresco dining during the warmer months. Additionally, the property benefits from a utility room, adding to the practicality of everyday living. For those looking to personalise their space, planning permission has been granted to extend the kitchen.

Situated within the catchment area for the highly regarded Brandlehow Primary School, this home is perfectly positioned for families prioritising education. The property's great proportions and thoughtful design make it an ideal family home, offering both comfort and functionality.

In summary, this house on Fawe Park Road is a rare find, combining spacious living with the potential for further enhancement, all within a family-friendly community.

EPC rating D/ council tax band F/ Freehold



Five double bedrooms



Two bathrooms, one en-suite



Double reception room



Modern kitchen, planning permission to extend into the side return



Utility room, 43' ft rear garden



Superb location, Brandlehow Primary School catchment



Very close to Wandsworth Park and both Underground Stations.



Ideal family home, 1699 Sq ft



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# Fawe Park Road

Approximate Gross Internal Area = 1699 sq ft / 157.8 sq m  
(Including Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 128 sq ft / 11.9 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) <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>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 |           |