



JAMES
ANDERSON



FOR SALE

Weiss Road, London, SW15

£1,250,000

Offers In Excess Of

Located on the highly sought-after Weiss Road in the heart of Putney, this charming and well-proportioned three-bedroom period home effortlessly blends traditional character with modern living. Offered to the market chain-free, the property presents an exceptional opportunity for those seeking a bright, spacious, and well-located home with further potential to extend into the side return and on the second floor to create two further bedrooms and a bathroom.

Stepping inside, you are greeted by a welcoming entrance hall leading to a generously sized double reception room. With high ceilings and neutral décor throughout, this space enjoys an abundance of natural light, making it perfect for both everyday living and entertaining. The reception room retains period charm while offering ample space for distinct sitting and dining areas.

To the rear, a thoughtfully laid out the kitchen also offers plenty of natural light and benefits from French doors providing access to the rear garden. The rear garden is a sunny and serene outdoor space which faces East.

Upstairs, the home offers three bedrooms, each with a light and airy feel, continuing the neutral tones, high ceilings and excellent sense of space seen throughout. A family bathroom is complemented by a convenient additional WC.

The property benefits from a cellar, providing excellent storage, ideal for a family. This property also offers scope for a side return extension and second floor loft extension to further enhance the living space, subject to the necessary planning permission.

Weiss Road is ideally positioned just moments from the vibrant Lower Richmond Road, the River Thames, Putney/Barnes Common and an array of independent shops, cafés, restaurants with several highly sort after primary schools. The location is ideally situated for transport options with Putney Bridge underground (district line) and Putney Overground station roughly equidistant walking distance away and the uber boat moments away.



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

020 8788 6611



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		
61		
76		

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		

