



JAMES  
ANDERSON

Felsham Road  
London SW15  
Guide Price £525,000



## Felsham Road London SW15

Nestled in the heart of West Putney on the ever-popular Felsham Road, this charming ground floor period conversion apartment offers a rare blend of character, space, and future potential. This one-bedroom home presents an exceptional opportunity for first-time buyers, downsizers, or investors seeking a property in one of Putney's most desirable residential pockets.

This bright and inviting apartment features a generous double bedroom, a spacious lounge with high ceilings and period detailing, a fitted kitchen, and a contemporary three-piece bathroom. Large windows throughout allow natural light to flood the interior, enhancing the home's sense of openness and warmth. The layout is both practical and elegant, perfect for modern living while retaining its period charm.

A standout feature of this property is the substantial private rear garden ideal for entertaining, relaxing, or gardening offering a peaceful outdoor retreat. Additionally, residents benefit from a communal front garden that enhances the property's curb appeal. Planning permission has already been granted for the addition of a second bedroom, providing scope to expand and further increase the property's value.

Ideally located just moments from the vibrant amenities of Putney High Street, the River Thames, and a host of popular cafes, restaurants, and independent shops, this home is also within walking distance of excellent transport links including Putney mainline and Putney Bridge Underground stations. Green open spaces such as Putney Common and Wandsworth Park are nearby, as are several highly regarded local schools.

Combining location, lifestyle, and long-term potential, this elegant conversion has been refurbished by the existing owners while offering a unique opportunity to own a spacious period home with room to grow in one of Southwest London's most sought-after neighbourhoods.

Share Of Freehold - 999 Years Remain

Service Charge - N/A

Ground Rent - N/A

EPC Rating - C

Council Tax Band - D





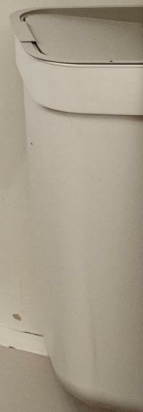














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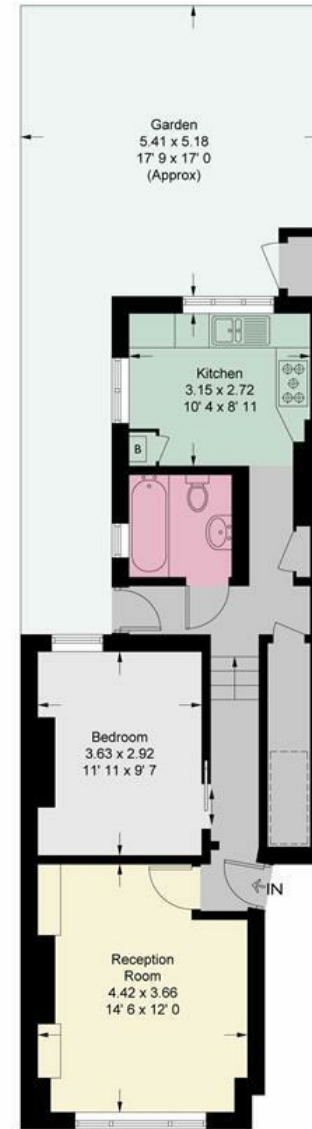
Approximate Gross Internal Area = 581 sq ft / 54 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 12 sq ft / 1.1 sq m



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 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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.



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