



JAMES
ANDERSON



FOR SALE

Festing Road, London, SW15

£1,750,000

Guide Price

A beautifully extended and stylishly appointed four-bedroom, two-bathroom family home offering over 2,000sqft of elegant living space, located on the highly sought-after Festing Road in Putney. Sold with no onward chain.

This exceptional property has been thoughtfully extended to the rear and into the loft, blending period charm with modern living. The ground floor boasts a generous double reception room with high ceilings, original features, and a stunning open-plan kitchen/dining room flooded with natural light—perfect for entertaining. A sizeable cellar provides superb additional storage or scope for development (STPP).

Upstairs, four spacious bedrooms are set across two floors, including a luxurious principal suite with en-suite bathroom. Both bathrooms are contemporary and finished to a high specification. The home has been tastefully decorated throughout with a refined, neutral palette.

To the rear, an extensive west-facing garden offers a tranquil escape and ideal space for outdoor living.



Four Bedroom Period Family Home



Two Bathrooms



Open Plan Living, Suited For Entertaining



Fitted Kitchen



EPC Rating - C



Easy Access To Transport



Catchment For Highly Regarded Schools



Prime West Putney River Road Location, Moments From Leaders Gardens



Sunny West Facing Garden



Chain Free



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

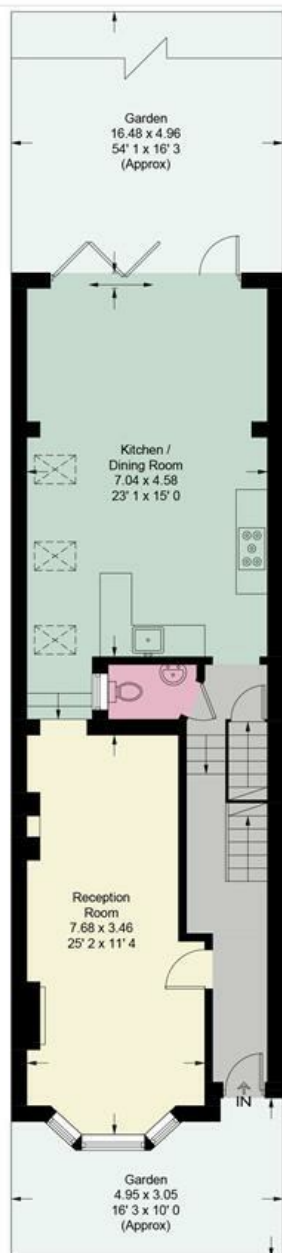
020 8788 6611

Festing Road

Approximate Gross Internal Area = 2026 sq ft / 188.3 sq m
(Including Reduced Headroom / Eaves / Basement)
Reduced Headroom / Eaves = 415 sq ft / 38.6 sq m



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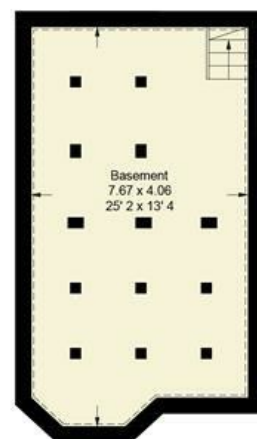


Ground Floor
787 sq ft / 73.1 sq m

= Reduced headroom below 1.5m / 5'0



First Floor
538 sq ft / 50 sq m



Basement
327 sq ft / 30.4 sq m
(Including Reduced Headroom)



Second Floor
374 sq ft / 34.8 sq m
(Including Reduced Headroom / Eaves)



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		
	70	80
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	

