



JAMES  
ANDERSON



## FOR SALE

Normanby Close, London, SW15

**£1,075,000**

Offers In Excess Of

Nestled in the desirable Normanby Close, this charming end-of-terrace house offers a perfect blend of modern living. Spanning over three floors and measuring an impressive 1366 square feet, the property boasts three well-proportioned bedrooms, complemented by a versatile study or additional bedroom on the ground floor. With two bathrooms, including a convenient en-suite, and an additional W.C., this home is designed to cater to the needs of a growing family.

The heart of the home is undoubtedly the stunning open-plan living space, which is bathed in natural light thanks to the expansive skylights. This inviting area features a separate bar, making it ideal for entertaining guests or enjoying quiet evenings at home. The shaker-style kitchen is a chef's delight, equipped with elegant quartz worktops, a traditional butler sink, and integrated appliances that enhance both functionality and style.

Bi-folding doors seamlessly connect the living area to a low-maintenance west-facing garden, perfect for enjoying the afternoon sun. An additional side garden provides extra outdoor space, ideal for children to play or for hosting summer gatherings. The property is presented in immaculate turn-key condition, allowing you to move in with ease.

Situated just moments from East Putney Underground station and surrounded by outstanding local schools, this home is perfectly positioned for both convenience and community. Furthermore, planning permission is in place for further extension, should you wish to expand your living space. With designated off-street parking for one vehicle, this property truly represents an ideal family home in a sought-after location.

Freehold  
EPC rating C  
Council tax band E



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

**0208 785 4400**



| 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 |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>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<br>2002/91/EC<br> |

