



JAMES  
ANDERSON



## FOR SALE

**£1,450,000**

### Pembridge Place, London, SW15

Nestled in the desirable Pembridge Place, Putney, this splendid house offers a perfect blend of modern living and family comfort. Spanning an impressive 1,746 square feet over three well-appointed floors, the property boasts four spacious bedrooms and two inviting reception rooms, making it an ideal family home.

The ground floor has been thoughtfully extended, allowing for an abundance of natural light to fill the living spaces, creating a warm and welcoming atmosphere. The house is situated within a gated modern development, ensuring both security and a sense of community. A standout feature of this property is its large corner plot, which not only provides ample outdoor space but also presents an exciting opportunity for those wishing to build a studio or additional structure.

Convenience is further enhanced by a designated parking space, a valuable asset in this bustling area. Families will appreciate the superb location, as the property falls within the catchment area for the highly regarded St Joseph's and Brandlehow primary schools, making it an excellent choice for those with children. Both Wandsworth mainline and East Putney Underground are only a short walk along with the Thames Clipper close by.



Three



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

**0208 785 4400**

# Pembridge Place

Approximate Gross Internal Area = 1746 sq ft / 162.3 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 140 sq ft / 13 sq m



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= Reduced headroom below 1.5m / 5'0"



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.

