



JAMES  
ANDERSON



## FOR SALE

£1,200,000

### Rotherwood Road, Putney, SW15

Guide Price

A rare-to-the-market, chain-free opportunity on one of Putney's most sought-after river roads – Rotherwood Road. This charming three-bedroom family home offers immense potential for modernisation and extension (subject to planning), making it an exciting prospect for buyers looking to create a bespoke residence in a prime location.

Located in the heart of West Putney, this charming home sits on a picturesque, tree-lined street just moments from the River Thames. The ground floor features three versatile reception rooms, a kitchen, cloakroom, and a full-height cellar. Upstairs, you'll find three generously sized bedrooms and a family bathroom. To the rear, a private east facing garden provides both outdoor space and excellent potential to extend or reconfigure the property to suit contemporary family living.

Rotherwood Road is renowned for its peaceful community feel while being superbly located close to excellent local amenities, Putney High Street, and mainline and tube transport links. The area is home to a number of highly regarded primary and secondary schools and is surrounded by green open spaces, including Putney Common and the Thames towpath.

This is a unique opportunity to acquire a freehold home with tremendous potential in a prestigious location. An early viewing is highly recommended.



Three Bedroom Period Home On A Prime West Putney River Road



Bathroom Suite



Spacious Lounge With Plenty Of Original Features



Kitchen



EPC Rating - TBC



Easy Access To Transport



Catchment For Highly Regarded Schools



Moments From Green Open Spaces



Offering Excellent Extension Potential (STPP)



Chain Free



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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) <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		
<b>England &amp; Wales</b>	EU Directive 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>		
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