



JAMES  
ANDERSON

Carlton Villas  
London SW15





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## Carlton Villas London SW15

This exquisite 1629 Sq ft house offers a perfect blend of modern living. With four spacious bedrooms and two bathrooms, two reception rooms and off-street parking.

As you enter, you are greeted by a large hallway that leads to a welcoming snug/tv room, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the expansive open-plan living and kitchen area, bathed in natural light from the impressive skylights and bi-folding doors that seamlessly connect to the landscaped garden. The modern kitchen boasts sleek matt units, quartz worktops, a large island with integrated appliances making it a delightful space for culinary enthusiasts.

Additional features include a convenient ground floor W.C. and a utility cupboard. The first floor accommodates three well-sized bedrooms and a contemporary family bathroom, ensuring ample space for everyone. The main suite, located on the second floor, features a dressing room and en-suite shower room



Four bedrooms



Two bathrooms with En-suite and ground floor W.C



Two reception rooms



Stunning kitchen, fully equipped with quartz worktops and integrated appliances



EPC rating C/ Council tax band E/ Freehold/ no onward chain



Two minute walk to East Putney Underground Station



High specification throughout, over three floors, 1620 Sq ft



Off-street parking for two vehicles



Private, landscaped garden



Turn key condition, highly desirable location and rarely available



















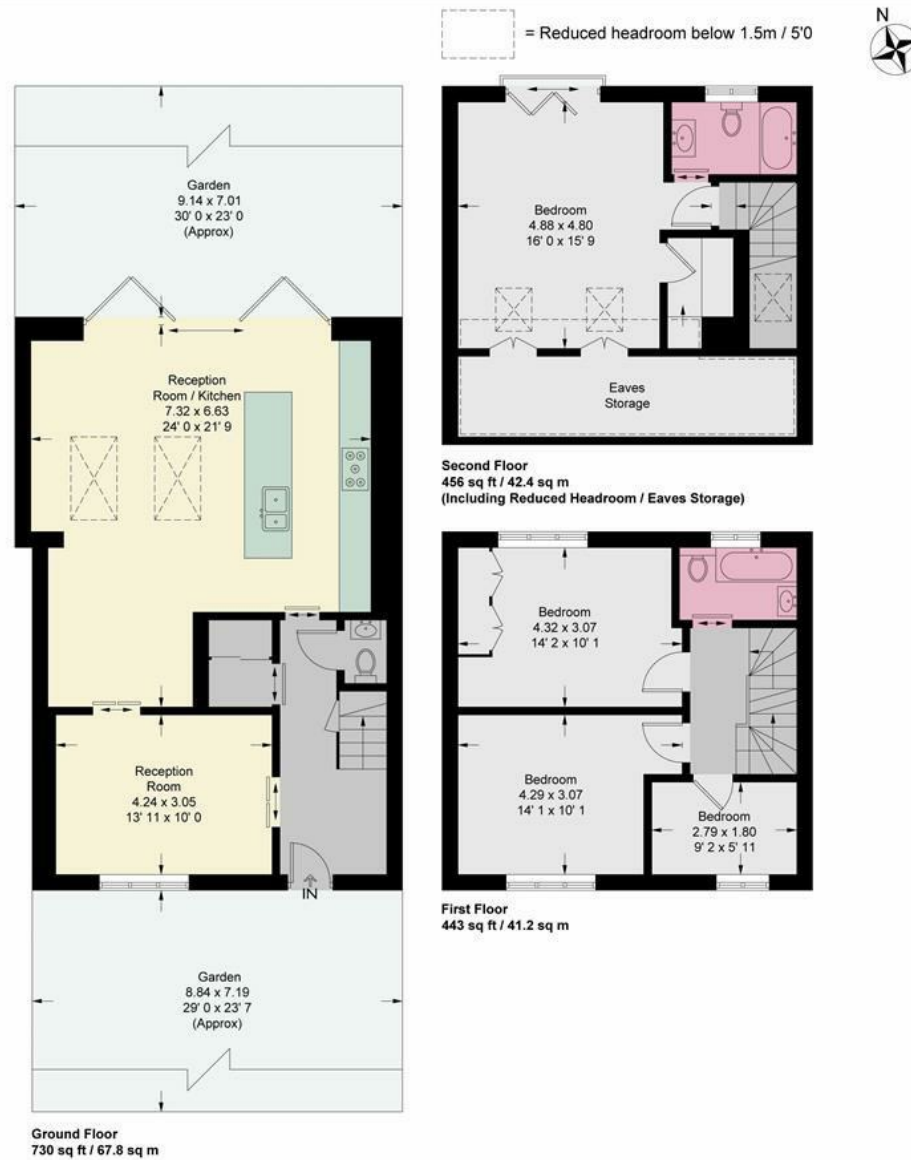






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Approximate Gross Internal Area = 1629 sq ft / 151.4 sq m  
(Including Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 138 sq ft / 12.8 sq m



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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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	<b>86</b>

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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