



JAMES
ANDERSON

Normanby Close
London SW15





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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



Three bedrooms plus a study/bedroom on the ground floor



Two bathrooms, one en-suite. Additional W.C on the ground floor



Stunning open plan living space with a separate bar



Shaker style kitchen, quartz worktops, butler sink and integrated appliances



Bi-folding doors to a low maintenance west facing garden, additional side garden



Over three floors, end of terrace measuring 1366 Sq ft



Designated off-street parking for one vehicle



Superb location, just moments from East Putney Underground and outstanding local schools



Immaculate turn key condition, an ideal family home



Planning permission in place to extend further if required, plans upon request















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Approximate Gross Internal Area = 1366 sq ft / 126.9 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 86 sq ft / 8 sq m



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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.





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Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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

