



JAMES  
ANDERSON



## FOR SALE

**£450,000**

### Pentlow Street, Putney, SW15

Guide Price

Located on one of West Putney's most sought-after residential roads, this charming period apartment offers a rare combination of character, comfort, and convenience, ideal for those looking to enjoy everything this vibrant and well-connected neighbourhood has to offer.

Set within a handsome building full of period charm, the apartment boasts well-proportioned rooms and an abundance of natural light throughout. At the heart of the home is a bright and inviting reception room with ample space to dine, perfect for entertaining or unwinding after a long day. A private terrace to the rear offers a peaceful retreat, overlooking beautifully maintained communal gardens — a rare find in such a central location.

The accommodation further comprises a spacious double bedroom complete with built-in wardrobes, a stylish fitted kitchen with contemporary units and integrated appliances, and a modern bathroom with a wash hand basin, alongside a separate WC for added convenience. Original features such as high ceilings and sash windows add to the apartment's timeless appeal.

West Putney is renowned for its leafy streets, period architecture, and strong sense of community. This particular road is especially desirable due to its quiet, residential character while remaining just a short walk from the amenities of the Lower Richmond Road and Putney High Street. The area is home to a wide array of independent cafés, restaurants, and boutiques, as well as excellent local pubs and green spaces such as Putney Common and



Period Conversion



Bathroom With Separate WC



Reception Room



Stylish Fitted Kitchen



EPC Rating -



Easy Access To Transport



Roehampton University Nearby



Prime Location Moments From River Thames



Service Charge - £1000 P/A - Ground Rent - £0

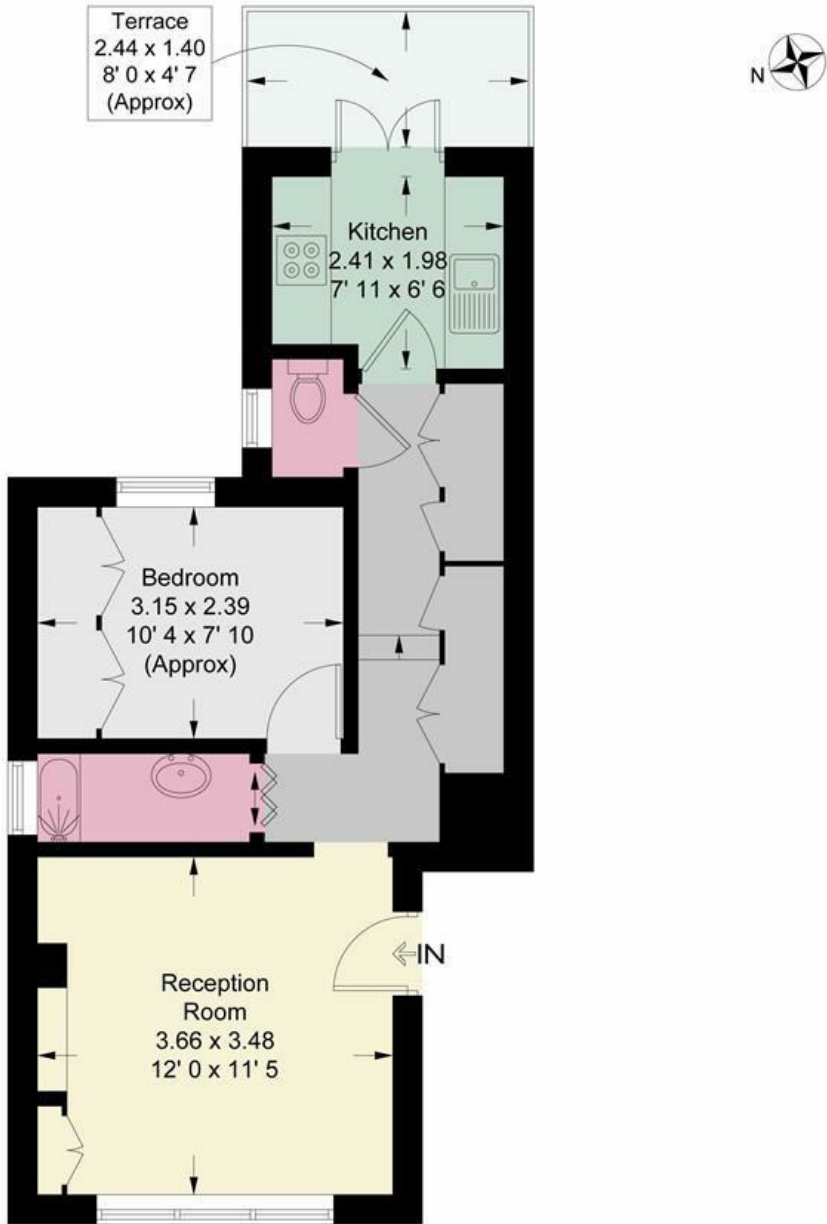


Council Tax Band - C



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

020 8788 6611



Raised Ground Floor

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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