



JAMES
ANDERSON



FOR SALE

£1,795,000

Erpingham Road, London, SW15

Guide Price

A stunning five bedroom end-of-terrace period home on sought-after Erpingham Road, beautifully renovated back to brick by the current owners and meticulously designed to combine classic elegance with contemporary comfort.

High ceilings across all three floors create exceptional proportions and a wonderful sense of flow. The heart of the home is a tremendous full-height kitchen extension, sun-filled and finished to the highest specification. It features a Neff induction hob, oven, steamer, microwave, Samsung fridge freezer, Corian worktops, and an ultra-functional layout. The rear garden offers low-maintenance appeal with a patio, AstroTurf lawn, side access, and privacy provided by mature bamboo.

The period shutters and wooden flooring throughout enhance the home's character. Nest heating controls are located on each floor for optimal comfort, with underfloor heating in the living room, kitchen, and all bathrooms.

On the first floor, you'll find a luxurious three-piece family bathroom, a spacious rear bedroom with excellent wardrobe space and garden views, a middle bedroom with dual aspect windows and views down Felsham Road, and a sophisticated main bedroom with en-suite featuring a Japanese soaking bath and ample freestanding storage.



Five Spacious Bedrooms



Three Bathrooms, One Cloakroom



Ample Entertaining Space



Sleek & Stylish Fitted Kitchen With Space To Dine



EPC Rating - D



Easy Access For Transport



Catchment For Highly Regarded Schools



Prime West Putney Location Moments From Putney Common



Extensive Back To Brick Refurbishment From Top To Bottom



Sizeable Basement Offering Further Opportunity To Extend (STPP)



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

020 8788 6611

Erpingham Road

Approximate Gross Internal Area = 2021 sq ft / 187.7 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.



Energy Efficiency Rating		
	Current	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		
	Current	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	

