



JAMES  
ANDERSON



## FOR SALE

Oakhill Road, London, SW15

**£800,000**

Nestled on the charming Oakhill Road in Putney, this exquisite flat conversion offers a delightful blend of period elegance and modern convenience. Spanning an impressive 900 square feet, the property boasts two generously sized double bedrooms, making it an ideal home for couples, small families, or professionals seeking extra space.

Upon entering, you are greeted by a stunning reception room that is both light and spacious, adorned with beautiful period features that add character and charm. This inviting space is perfect for entertaining guests or simply relaxing after a long day. The modern kitchen is well-equipped, providing a functional area for culinary pursuits, while the contemporary bathroom ensures comfort and style.

The property is in immaculate condition, allowing you to move in with ease. Additionally, there is potential to extend into the side return, subject to the necessary permissions, offering the opportunity to further enhance this already impressive home.

One of the standout features of this property is the large, landscaped garden, providing a serene outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. The flat also benefits from a share of the freehold and a basement offering additional storage space for personal belongings or additional white goods.

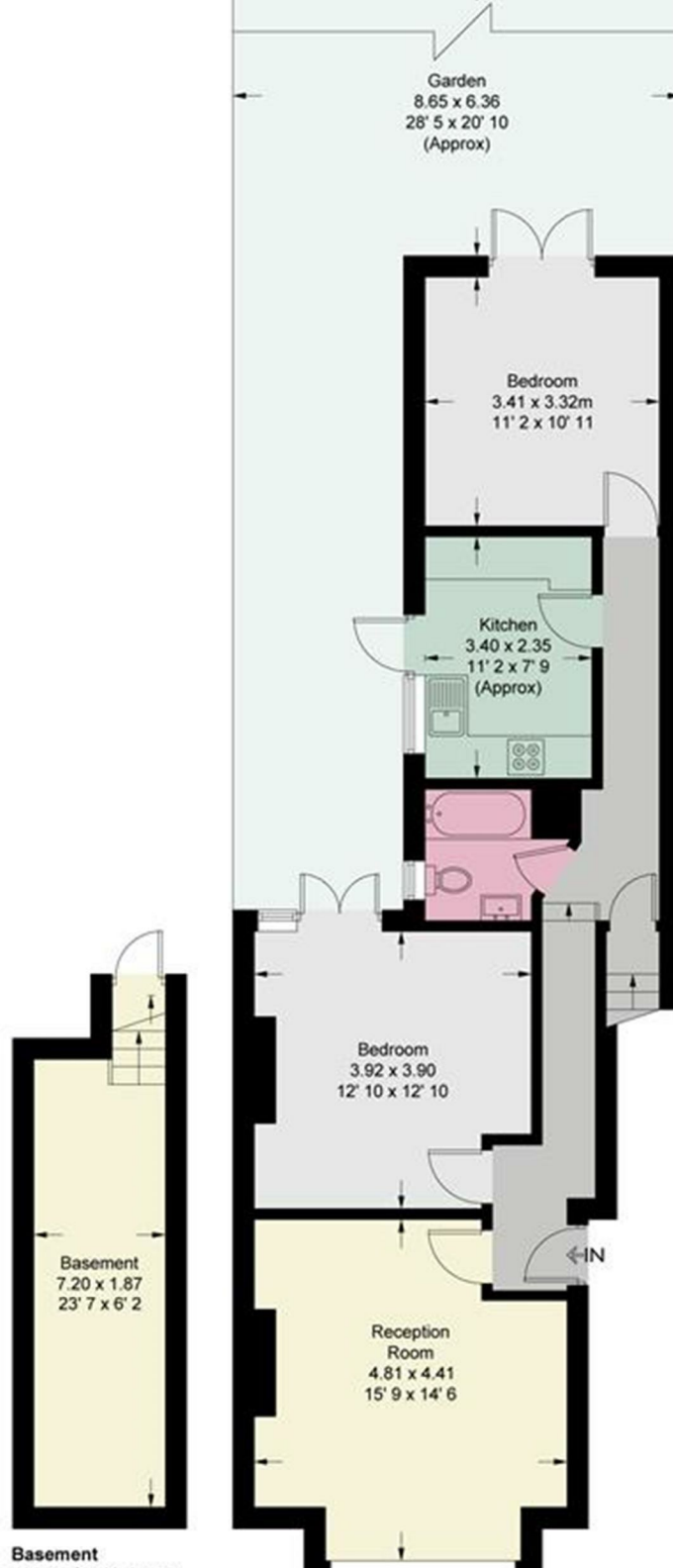
Situated in a highly desirable location, this property falls within the catchment area of excellent primary schools, making it an attractive option for families. Furthermore, it is conveniently located just a ten-minute walk from the underground, ensuring easy access to central London and beyond.

In summary, this flat on Oakhill Road is a rare find, combining period charm with modern living in a sought-after area. It presents an excellent opportunity for those looking to invest in a beautiful home in Putney.



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

**0208 785 4400**



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			
68		77	
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

