



JAMES  
ANDERSON



## FOR SALE

Westthorpe Road, London, SW15

**£1,400,000**

Guide Price

Rarely available and offered with no onward chain, this charming period home is situated on the highly sought-after Westthorpe Road, a location renowned for its quiet residential charm and excellent community feel. These homes seldom come to market and present an exciting opportunity to personalise and modernise a generous family space in one of the area's most desirable settings.

Internally, the home offers a well-balanced layout ideal for both family life and entertaining. The ground floor features a bright and airy double reception room, beautifully illuminated by large bay windows at the front and rear, offering defined spaces for living and dining or a home office setup. High ceilings and period features add character, while the open flow enhances the sense of space.

To the rear, the kitchen/dining room offers a generous space with room for a large dining table and doors leading directly onto the south-facing rear garden. The garden is designed for low maintenance yet provides a private, sunny outdoor retreat for relaxing, gardening or summer dining.

The cellar, accessible from the hallway, offers practical storage space and potential for conversion, subject to the usual consents.



Four Bedroom Family Offering Plenty Of Potential



Bathroom Suite



Spacious Reception Room



Kitchen / Dining Area



EPC Rating -



Easy Access To Transport



Catchment For Highly Regarded Schools



Quiet & Peaceful Premier Road In West Putney



Potential To Extend (STPP)



Chain Free



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

020 8788 6611

# Westthorpe Road

Approximate Gross Internal Area = 1366 sq ft / 127 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) <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>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

