



JAMES  
ANDERSON



## FOR SALE

The Pleasance, London, SW15

**£825,000**

Offers In Excess Of

Set on the charming and sought-after road of The Pleasance, Putney this spacious three bedroom home offers versatile living across well-proportioned rooms, making it ideal for families and professionals alike while providing a phenomenal aspect over the green.

The property comprises three generously sized bedrooms a bathroom with a separate WC, a bright and inviting reception room, dining room, fully fitted kitchen, and a conservatory that leads out to a private rear garden.

This home combines functionality with comfort, providing ample storage and scope to personalise. The private garden adds a lovely sense of tranquillity, while the flexible layout suits a variety of lifestyles and has the potential to be extended on the ground and into the loft space (STPP)

Nestled in a peaceful residential enclave, The Pleasance is a hidden gem within the vibrant Putney community and falls within the Dover House Conservation area providing a desirable location for families and professionals, offering a blend of historical charm and modern amenities.

The area offers a perfect blend of suburban calm and urban convenience. Just a short walk away, you'll find the open green spaces of Richmond Park, Putney Heath and Wimbledon Common, ideal for weekend walks, running, or picnics.

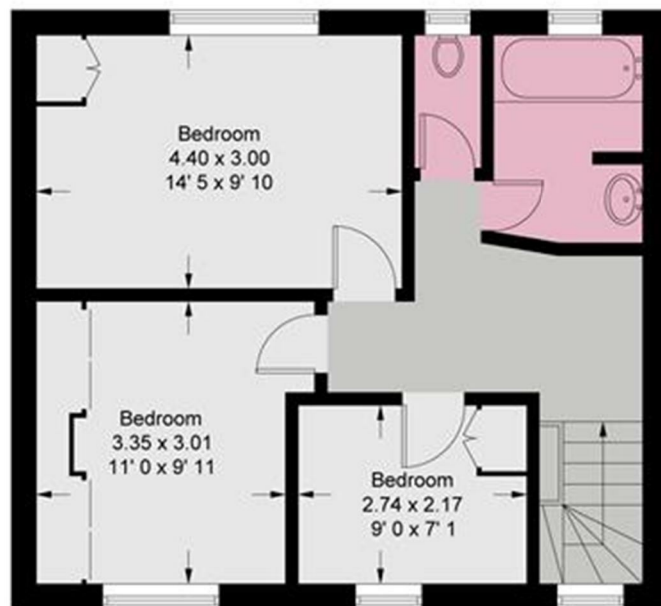
Putney's bustling High Street is nearby, offering an excellent selection of shops, cafes, pubs, and restaurants. For commuters, the property is well-served by transport links including Putney Railway Station (National Rail) and East Putney Underground Station (District Line), ensuring easy access into Central London and beyond. With outstanding local schools, leafy surroundings, and a strong sense of community this home is not to be missed!

Tenure - Freehold  
Council Tax Band - E




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

**020 8788 6611**



**First Floor**  
519 sq ft / 48.2 sq m

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>		
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