



JAMES  
ANDERSON

Bendemeer Road  
London SW15  
Guide Price £650,000



## Bendemeer Road London SW15

A truly exceptional one bedroom ground floor garden apartment, offering over 600 sqft of beautifully arranged accommodation, set on one of West Putney's most prestigious and sought after river roads. This stunning home has been sympathetically renovated in recent years, seamlessly blending elegant period character with contemporary finishes, and provides a wonderful space for both everyday living and entertaining.

The impressive living room is rich in original features, boasting high ceilings, an attractive feature fireplace and a large bay window that floods the room with natural light, creating a bright yet refined atmosphere. The principal bedroom is a generous double room overlooking the garden and benefits from excellent natural light, high ceilings, ornate coving and a decorative ceiling rose, offering a calm and luxurious retreat.

The hallway provides ample storage, including a spacious understairs cupboard with room for a tumble dryer, before leading through to an outstanding modern kitchen/diner. This stylish space is fitted with integrated appliances and offers plenty of room for dining, making it ideal for hosting guests. A particular highlight of the property is the walk in wardrobe, a rare and highly desirable feature, providing extensive storage and dressing space. This versatile room could also be utilised as a home office or study, should the buyer require flexible living arrangements.

To the rear, the property enjoys a very private, low maintenance east facing garden, perfect for morning light and peaceful outdoor relaxation. Apartments of this style are rarely available, and this home is arguably one of the finest examples currently on offer in Putney.

Located just off the Lower Richmond Road, with its array of popular cafés, restaurants and local amenities. Putney Common and the River Thames are only moments away, while both Putney Bridge and Putney Station are approximately a ten minute walk away providing excellent transport links.

















## Bendemeer Road

Approximate Gross Internal Area = 617 sq ft / 57.3 sq m

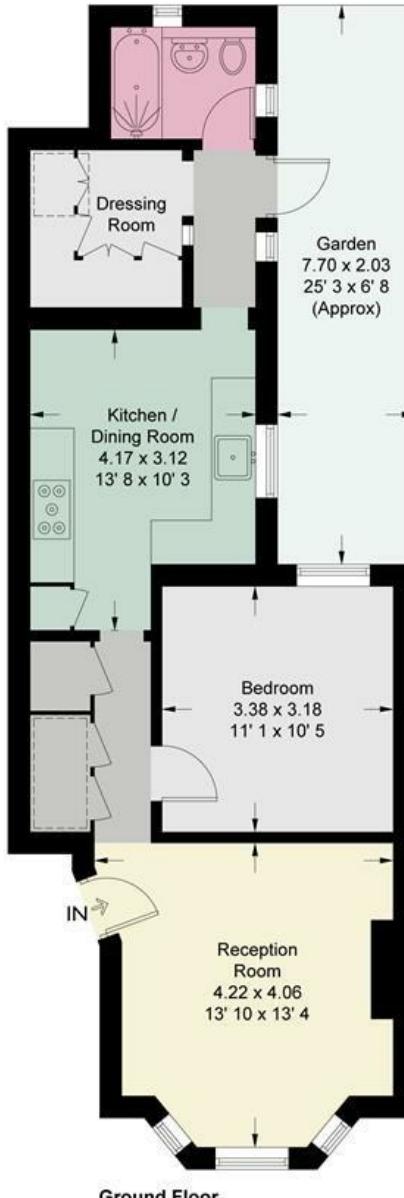
(Including Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m



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= Reduced headroom below 1.5m / 5'0



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.



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