



**JAMES
ANDERSON**

Chester Close
London SW13
Guide Price £1,300,000



Chester Close London SW13

Tucked away on a private estate just moments from the wide open greenery of Putney Common, this charming neo Georgian terrace on Chester Close is a genuinely rare find. Homes here are highly sought after and seldom available, thanks to the peaceful setting, strong neighbourhood feel and the unique combination of privacy with immediate access to the Common, perfect for dog walks, morning runs and weekend strolls. All of this sits alongside excellent local schools, transport links and Putney's vibrant amenities.

The current owner has carefully renovated and reimagined the home, creating a warm and welcoming space that works beautifully for modern living. The ground floor has been redesigned to offer a free flowing open plan layout, ideal for everyday life as well as entertaining friends and family. At its heart is a stylish, high specification newly fitted kitchen, complete with ample storage and a clean, contemporary finish. This level also benefits from a newly painted cloakroom and a wealth of cleverly planned internal storage.

To the rear, the garden is a real highlight. Private and peaceful, it offers direct rear access onto Putney Common and is a wonderful spot for al fresco dining or simply relaxing outdoors. A separate studio sits within the garden, currently used as a gym but easily adaptable as a home office, creative space or snug.

Upstairs, there are three generously sized bedrooms, all with good storage, alongside a modern three piece family bathroom suite. There is also excellent potential to extend into the loft and to the rear, subject to the usual planning permissions, offering scope to grow with the home over time.

The home also benefits from a private on site garage, providing secure parking or valuable additional storage, a rare and practical advantage in this location. A beautifully presented house in a truly special and tightly held setting, offering classic style, modern comfort and an exceptional Barnes lifestyle.

Freehold
CT - G
EPC - TBC

















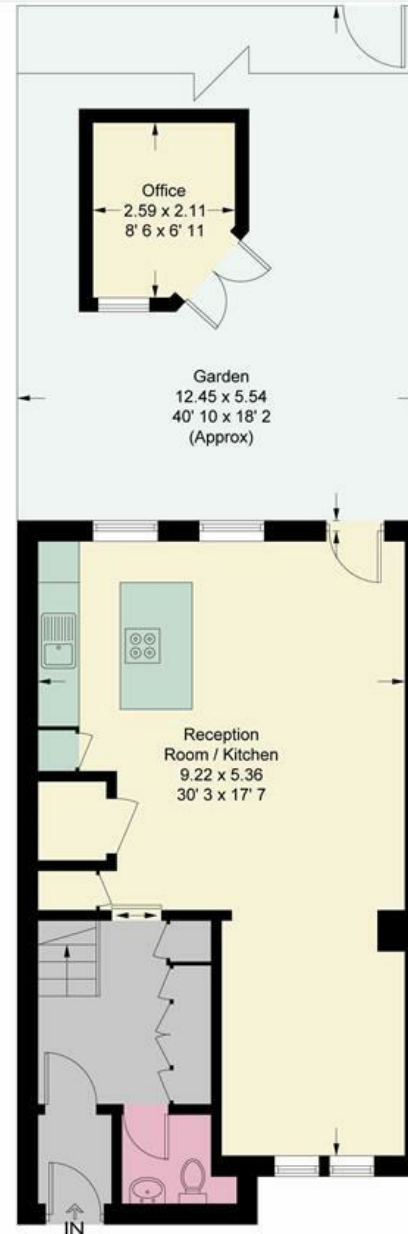
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Approximate Gross Internal Area = 1142 sq ft / 106.1 sq m
(Including Office)

Office = 53 sq ft / 4.9 sq m



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Ground Floor
557 sq ft / 51.8 sq m



First Floor
532 sq ft / 49.4 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.





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