



**JAMES  
ANDERSON**



## TO LET

Medfield Street, London, SW15

**£620,000**

Guide Price

Set along the highly regarded Medfield Street, this outstanding two double bedroom period cottage showcases thoughtfully designed interiors and high-specification finishes throughout. Ideally positioned just moments from the green open spaces of Putney, Roehampton and Wimbledon, as well as excellent transport links into central London, the property seamlessly blends period character with contemporary style.

Having undergone extensive renovations, the property has been thoughtfully reconfigured to create a seamless open plan layout across the entire ground floor. The living and dining areas flow effortlessly together, providing an impressive space for both everyday living and entertaining. A stylish fitted kitchen forms the centrepiece, complete with sleek cabinetry, quality integrated appliances and generous worktop space. Large doors open directly onto the lengthy rear garden, creating a wonderful indoor-outdoor connection ideal for summer gatherings, al-fresco dining and relaxed evenings with family and friends.

Upstairs, the principal bedroom is a tranquil retreat featuring built in storage that maximises space while maintaining clean, elegant lines. The second double bedroom offers flexibility and is accessed via a contemporary



Stylish Two Bedroom Period Cottage



Three Piece Bathroom Suite



Open Plan Living Suited For Families



High Specification Fitted Kitchen



EPC Rating - D



Easy Access To Transport Links



Catchment For Highly Regarded Schools



Prime Location In Roehampton Close To Green Open Spaces



Refurbished By The Existing Sellers



Spacious Loft Space

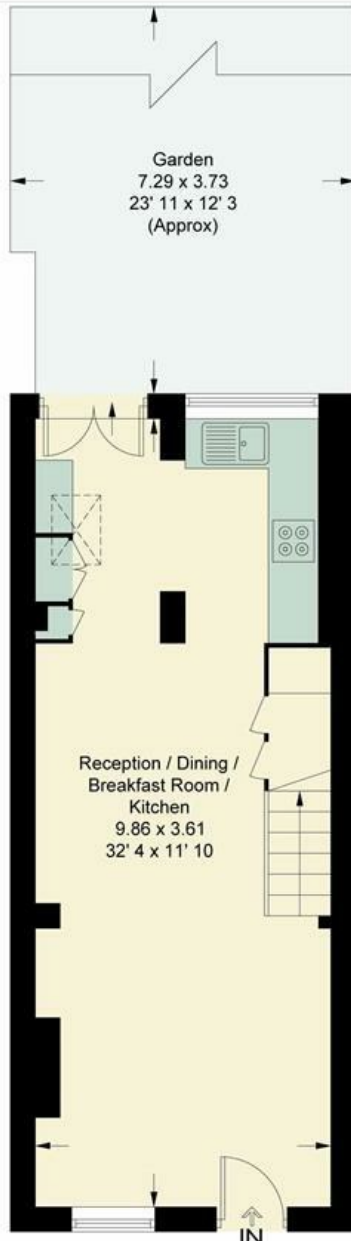


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

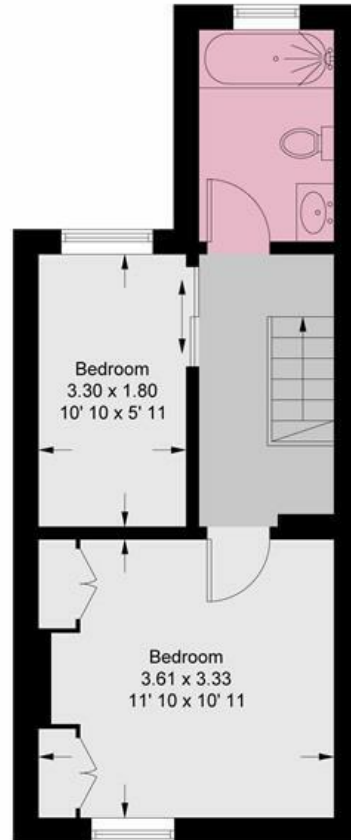
020 8788 6611

# Medfield Street

Approximate Gross Internal Area = 697 sq ft / 64.7 sq m



**Ground Floor**  
381 sq ft / 35.4 sq m



**First Floor**  
316 sq ft / 29.3 sq m

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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</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	

