



**JAMES
ANDERSON**

Festing Road
London SW15
Guide Price £1,660,000



Festing Road London SW15

Chain Free - A beautifully restored and thoughtfully extended period home on the highly desirable Festing Road, one of West Putney's premier river roads just moments from the River Thames and the green open spaces of Leaders Gardens. Recently redecorated in elegant heritage tones, with new flooring and a bespoke staircase runner, this exceptional four bedroom, two bathroom family home offers over 2,000 sqft of stylish and well balanced living space.

Behind its handsome period façade, the property blends classic architectural charm with contemporary design. The generous double reception room features high ceilings, beautiful original detailing and a wonderful sense of proportion, creating a warm yet impressive entertaining space. To the rear, a stunning extended kitchen and dining room forms the heart of the home, bathed in natural light and perfectly designed for modern family living. The seamless connection to the garden enhances the sense of space and flow, ideal for both everyday life and hosting guests. A sizeable cellar provides excellent storage and potential for further development, subject to the usual consents.

Upstairs, four well proportioned bedrooms are arranged over two floors, including a luxurious principal suite with a stylish en-suite bathroom. Both bathrooms are finished to a high specification with a contemporary yet timeless aesthetic. Throughout, the décor is refined and cohesive, complementing the home's period character while offering a fresh, turnkey finish.

The extensive west facing garden is a true highlight, providing a peaceful retreat and superb space for outdoor dining and relaxation.

Perfectly positioned on a quiet, tree lined river road in West Putney, the property is close to Putney Common, excellent local schools and convenient transport links from Putney Bridge Underground and Putney mainline stations, as well as the cafés and boutiques of Lower Richmond Road.

Tenure - Freehold
Council Tax - G
EPC Rating - C

















Festing Road

Approximate Gross Internal Area = 2026 sq ft / 188.3 sq m
 (Including Reduced Headroom / Eaves / Basement)
 Reduced Headroom / Eaves = 415 sq ft / 38.6 sq m



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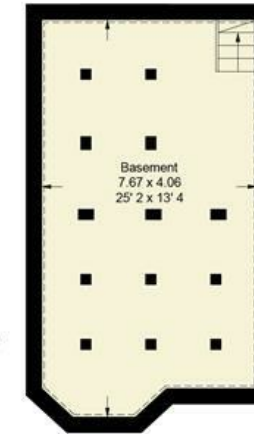


Ground Floor
787 sq ft / 73.1 sq m

= Reduced headroom below 1.5m / 5'0



First Floor
538 sq ft / 50 sq m



Basement
327 sq ft / 30.4 sq m
(Including Reduced Headroom)



Second Floor
374 sq ft / 34.8 sq m
(Including Reduced Headroom / Eaves)



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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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