



**JAMES  
ANDERSON**

Erpingham Road  
London SW15  
Guide Price £1,675,000



## Erpingham Road London SW15

A beautifully refurbished and meticulously maintained four-bedroom period home, offering over 1700 sqft of elegant living space in the heart of prime West Putney.

Located on the highly sought after Erpingham Road, this exceptional freehold property blends timeless charm with tasteful modernisation, making it a perfect long term family home.

Upon entering, you're immediately struck by the care and attention to detail that has gone into preserving the home's original features, including high ceilings, ornate coving, feature fireplaces, picture rails, and period doors. The front reception exudes warmth and character, enhanced by newly installed AH Peck herringbone-engineered wood flooring, and flows effortlessly into a beautifully extended kitchen/dining room featuring sleek, contemporary units. French doors open directly onto a landscaped, east-facing garden, a secure, child friendly space ideal for outdoor dining and family life.

Upstairs, the property offers four bedrooms and two bathrooms arranged over two floors. The main bedroom spans the width of the house and benefits from dual sash windows flooding the space with natural light, along with bespoke fitted wardrobes. The top floor loft conversion offers flexible space that could be reconfigured or extended (STPP) to create a fifth bedroom, home office, or luxury principal suite. A cellar provides valuable storage, and the exterior has been recently repointed, complemented by a standout new front door.

Situated just off the Lower Richmond Road, this location offers fantastic access to the River Thames, the green spaces of Putney Common, and excellent transport links via Putney Bridge Underground and Putney Mainline Station. The area is well served by local amenities, independent shops, cafés, and highly regarded schools including All Saints, St Mary's, Hotham Primary, and Oasis Academy.

Offered chain-free, this is a rare opportunity to secure a truly special home in one of West Putney's most desirable roads.

















# Erpingham Road

Approximate Gross Internal Area = 1814 sq ft / 168.5 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 134 sq ft / 12.5 sq m

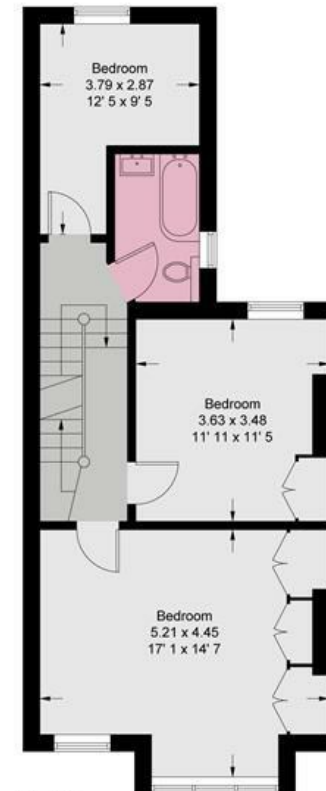


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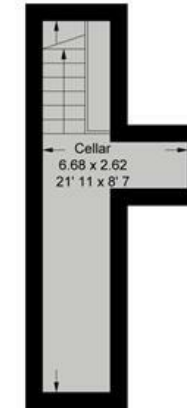


Ground Floor  
732 sq ft / 68 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



First Floor  
601 sq ft / 55.8 sq m



Basement  
100 sq ft / 9.3 sq m



Second Floor  
381 sq ft / 35.4 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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