



**JAMES
ANDERSON**



FOR SALE

Ardshiel Close, London, SW15

£1,400,000

Guide Price

A rare opportunity to acquire this beautifully extended and impeccably presented five bedroom family home, situated on the sought after Ardshiel Close. Offering over 1500 sqft of thoughtfully designed living space, this exceptional property has been modernised to a high standard by the current owners, creating a stylish and versatile home perfectly suited to contemporary family life.

The ground floor has been thoughtfully reconfigured to create a sleek, modern fitted kitchen that really elevates the space. It offers plenty of storage and a spacious dining area, making it perfect for both day to day living and entertaining guests. There is also a comfortable lounge area, providing a great spot to relax while still enjoying the open, sociable layout.

From here, the lounge opens effortlessly onto a low maintenance rear garden, ideal for al fresco dining and relaxed outdoor living. A downstairs cloakroom completes the ground floor, adding extra convenience.

The first floor offers a bright and spacious principal bedroom, enhanced by a striking full length window that provides an attractive outlook along with built in storage. Two further well proportioned bedrooms and a contemporary three piece shower suite complete this level.

Arranged over the second floor are two additional double bedrooms, offering excellent flexibility for growing families, guest accommodation, or home working. This floor is serviced by a modern three piece bathroom suite, finished to a high standard.

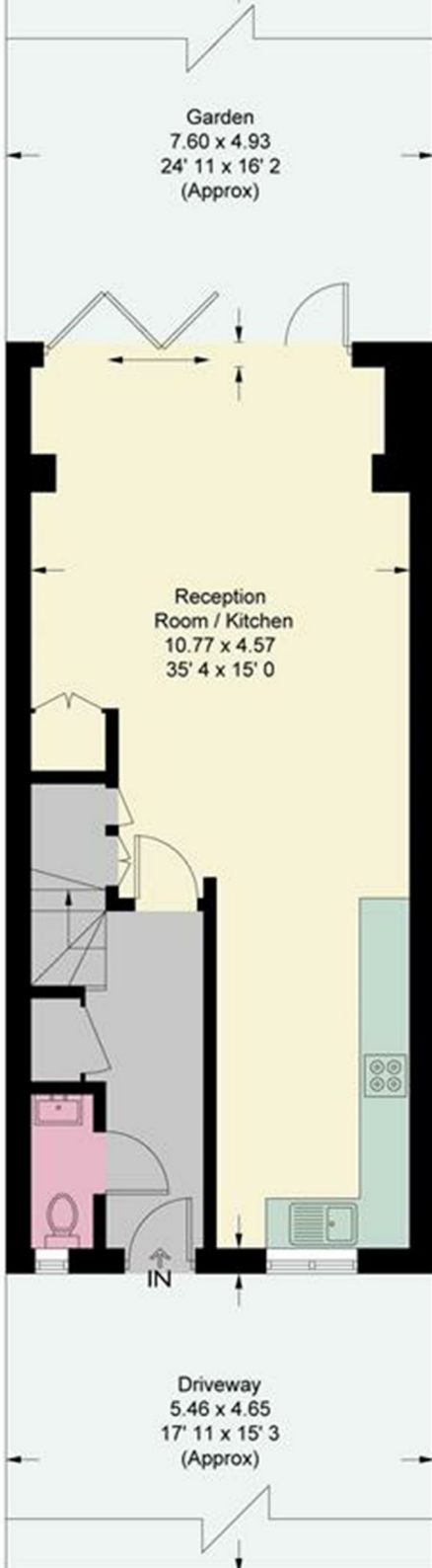
Further benefits include off road parking with potential for an electric vehicle charging point, adding both convenience and future proof appeal.

Set within a quiet residential cul-de-sac, Ardshiel Close is ideally located for easy access to the amenities of Putney, including a variety of shops, cafés, and restaurants, as well as excellent transport links into Central London. A rare opportunity to secure a spacious, turn-key family home in a prime SW15 location, combining style and space.

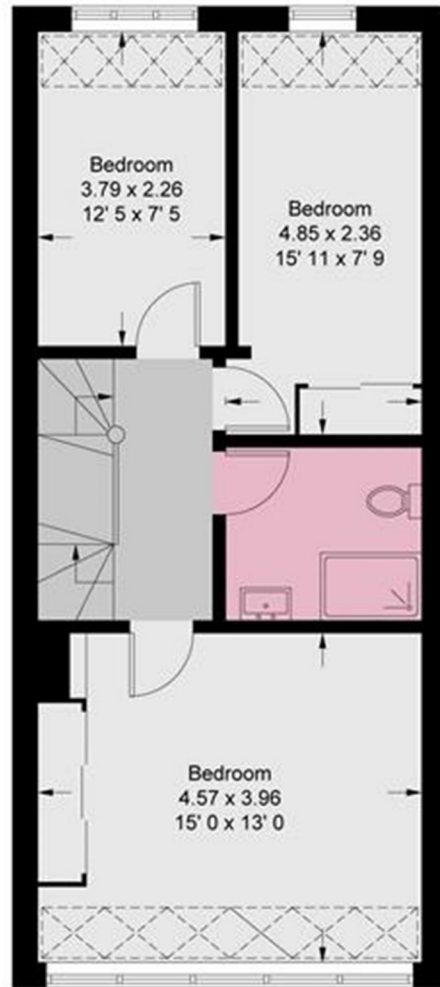


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

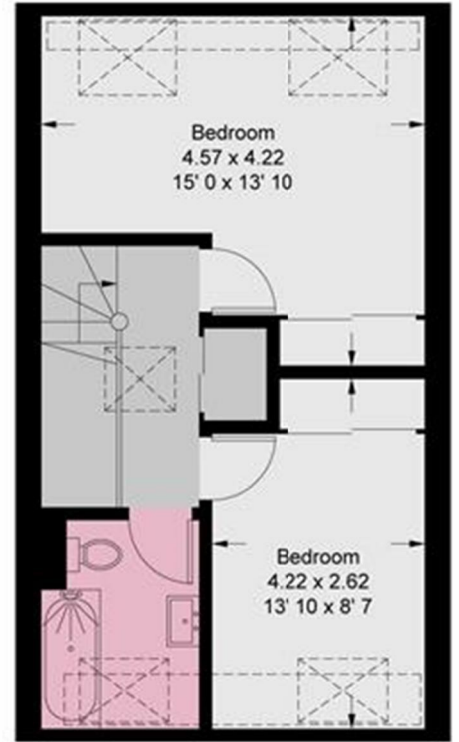
020 8788 6611



= Reduced headroom below 1.5m / 5'0



First Floor
557 sq ft / 51.7 sq m
(Including Reduced Headroom)



Second Floor
427 sq ft / 39.7 sq m
(Including Reduced Headroom)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

