



**JAMES
ANDERSON**

Pallister Terrace
Putney SW15
£1,195,000



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Roehampton Vale, SW15 | Exceptional Two-House Freehold Opportunity

This is a rare opportunity to acquire two freehold houses attached via an annexe and held on a single title.

Located in the desirable Roehampton Vale area and offered with no onward chain, this versatile property is ideal for extended families or those seeking a high-specification home with independent guest or office quarters. Both residences are finished to a modern standard throughout, ensuring a seamless move-in process.

The primary home offers a generous layout with two spacious reception rooms, three double bedrooms, and two modern bathrooms. A private balcony provides a peaceful outlook, while the rear garden offers a direct, tranquil backdrop onto Richmond Park.

Accompanying the main residence is a high-specification, two-bedroom attached annexe. This secondary home functions with complete independence, featuring its own private front and rear gardens.

The entire property is designed for convenience and privacy, with both the main house and the annexe benefiting from their own allocated parking spaces.

The property is ideally positioned for transport, providing immediate access to the A3 for easy routes into Central London and out towards the Surrey countryside. Extensive bus links are available nearby, including the 85 and 265 routes, which offer frequent services to Putney and Kingston. Rail and Tube connections are accessible via Barnes, Putney, and East Putney stations, all within a short distance.

Whether used for multi-generational living or as a dedicated professional suite, this combined freehold offering represents a unique prospect in a prime London location.

















Pallister Terrace

Approximate Gross Internal Area = 1761 sq ft / 163.7 sq m
(Including Reduced Headroom)

Reduced Headroom = 17 sq ft / 1.6 sq m



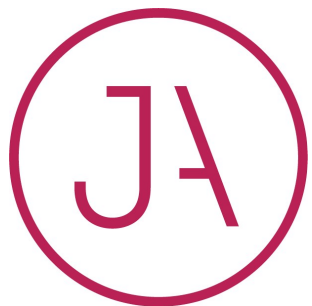
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