



**JAMES
ANDERSON**



FOR SALE

£1,095,000

Pallister Terrace, Putney, SW15

A Truly Rare London Opportunity – Two Freehold Homes, One Title

A rare opportunity to acquire two independent freehold homes held under a single title. Benefiting from just one stamp duty liability and one council tax bill, this unique property offers exceptional flexibility, value and investment potential.

Key Features

- Two freehold houses on one title.
- One stamp duty payment and one council tax bill.
- Ideal for investors with potential to rent both homes separately.
- Perfect for multi-generational living, extended family or guests.



Five Double Bedrooms



Three Modern Bathrooms + Two WC's



Beautiful Modern Finish Throughout



Private Gardens & Private Balcony



Freehold - EPC Rating C - Council Tax Band F -



Backs onto Richmond Park



Two Allocated Parking Spaces



Combined Square Footage of 1761



Rare Opportunity



No Onward Chain



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

020 8788 6611

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



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) A			88
(81-91) B		78	
(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	

