



JAMES
ANDERSON



FOR SALE

Gipsy Lane, London, SW15

£945,000

Guide Price

Nestled within a peaceful and highly sought after position on Gipsy Lane, this exceptionally rare two bedroom cottage offers a wonderful opportunity to acquire a charming home with significant scope to extend and enhance, subject to the usual planning consents.

Rich in character and enjoying a versatile layout, the property comprises a welcoming double reception room, a separate TV/family room, bedroom with shower/utility room and a fitted kitchen, while a bright conservatory to the rear provides an excellent dining space overlooking the wrap around private garden offering a peaceful retreat and additional potential for future development.

The first floor features an excellent sized bedroom and a family bathroom, with further opportunities to modernise alongside a lengthy terrace that stretches the entire property.

The accommodation is well balanced and offers exciting potential for reconfiguration and enlargement, making it ideal for buyers looking to create a bespoke home in a prime South West London setting with the added further benefit of a private garage that can fit a car.

Gipsy Lane is one of Putney's most desirable and rarely available locations, perfectly positioned close to the expansive green spaces of Putney Heath and the world renowned Richmond Park. The vibrant amenities of Putney High Street, Barnes Village and East Sheen are all within easy reach, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities.

Commuters are exceptionally well served, with Barnes Station just moments away providing swift connections into Central London, while numerous bus routes offer convenient access to Putney, Richmond, Kensington and beyond.

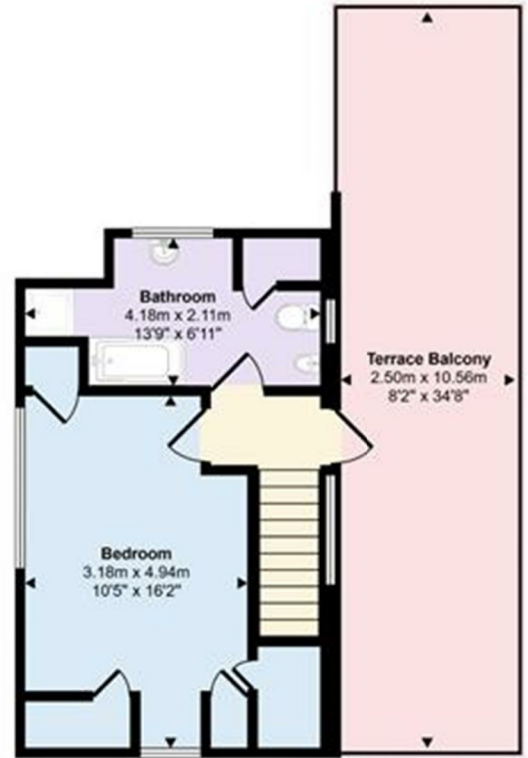
Combining charm, potential and an outstanding location, this unique cottage represents a rare chance to secure a home with tremendous future possibilities in one of South West London's most coveted neighbourhoods. Early viewing is highly recommended.

Tenure - Freehold



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

020 8788 6611



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	74
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			
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