



JAMES
ANDERSON



FOR SALE

Rodway Road, London, SW15

£1,900,000

Guide Price

A beautifully presented five bedroom period home offering spacious and versatile accommodation across multiple levels. Filled with natural light, the property features three generous reception rooms, ideal for both family living and entertaining. The well-appointed eat-in kitchen forms the heart of the home, providing ample space for dining and everyday living, with direct access to the rear garden.

The accommodation includes five well-proportioned bedrooms and two bathrooms, making it ideal for growing families, guests, or those requiring home office space. Retaining many original period features, the property successfully combines character and charm with modern practicality.

Outside, the larger-than-average rear garden provides excellent space for relaxing, entertaining, or children's play, with scope for further landscaping or enhancement to suit individual requirements.

Rodway Road is a quiet residential street in Roehampton, conveniently located close to local amenities and within easy reach of Putney's wide selection of shops, cafés, bars, and restaurants. Excellent transport links include numerous bus routes to Central London and surrounding areas, while the nearby A3 offers convenient road access for commuters.

The property also presents an excellent opportunity for developers, with flexible purchasing options available:

- £600,000 for the land, subject to the existing planning consent for one detached dwelling of a similar size.
- £500,000 subject to planning, allowing a purchaser to obtain revised planning consent before completion.
- £300,000 on an unconditional basis, providing the fastest and most straightforward route to completion.

This is a rare opportunity to acquire a substantial period home with generous living space, a large garden, excellent transport links, and outstanding potential for both owner-occupiers and developers.

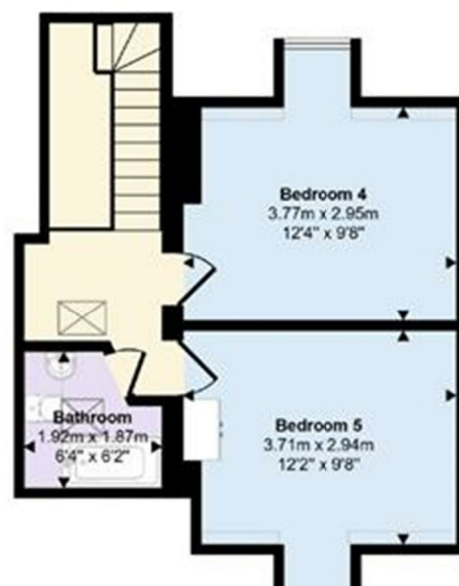


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020 8788 6611



First Floor
Approx 65 sq m / 704 sq ft



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		
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		
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