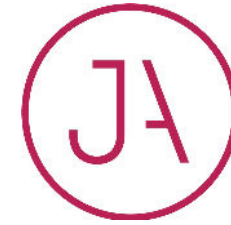




**JAMES  
ANDERSON**

Fairdale Gardens  
London SW15  
£895,000



## Fairdale Gardens London SW15

**\*\* Open House 21st May 2022\*\*** New to the market, a fantastic opportunity to purchase a freehold three bedroom terraced home located on a quiet cul-de-sac in Fairdale Gardens, just off the Upper Richmond Road, Putney.

This property currently measures 1399 sq ft with huge potential to reconfigure and extend (STPP). The ground floor accommodation is as follows: hallway, w.c, 30ft reception room with space to dine with direct access to the garden and a separate kitchen. Three double bedrooms, bathroom and separate shower room/W.C. The garden is a particular feature, 55ft in depth, ideal for a growing young family with ample space to build a home office if required. The property does require updating throughout, the loft space is currently un-extended but does have the potential to be converted to create two further bedrooms and a bathroom (STPP). There is also a garage which provides ample additional storage and space for a small car. A peaceful, quiet location in close proximity to outstanding local schools and Putney Common.

Ideally located within close proximity of Putney High Street, the Riverside and the amenities along the Upper Richmond Road, transport is easily accessible with bus stops nearby and proximity to Putney and Barnes overground stations + East Putney tube station.

















EGON SCHIELE AND HIS CONTEMPORARIES  
ROYAL ACADEMY OF ARTS

THE BRIDGE  
THE BRIDGE  
THE BRIDGE

CONCEPTUAL ART  
CONCEPTUAL ART




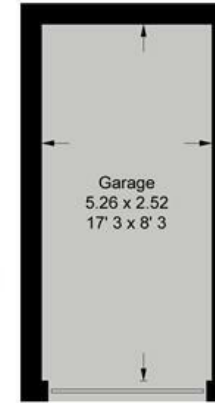
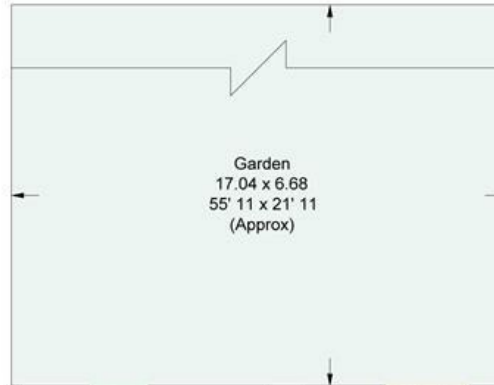
# Fairdale Gardens

Approximate Gross Internal Area = 1249 sq ft / 116 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 8 sq ft / 0.8 sq m  
Garage = 142 sq ft / 13.2 sq m  
Total = 1399 sq ft / 130 sq m

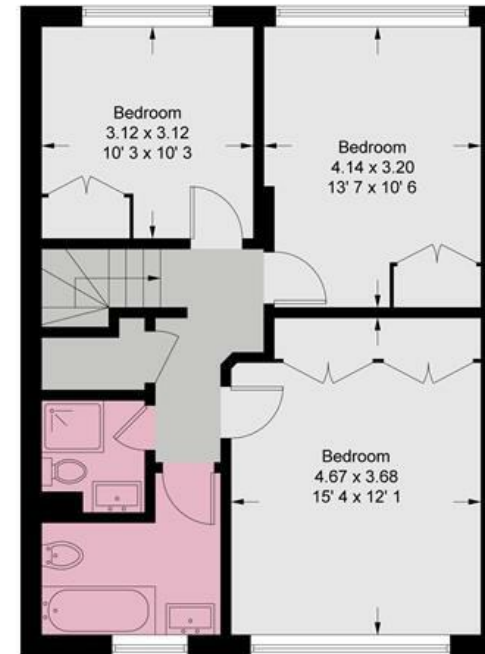
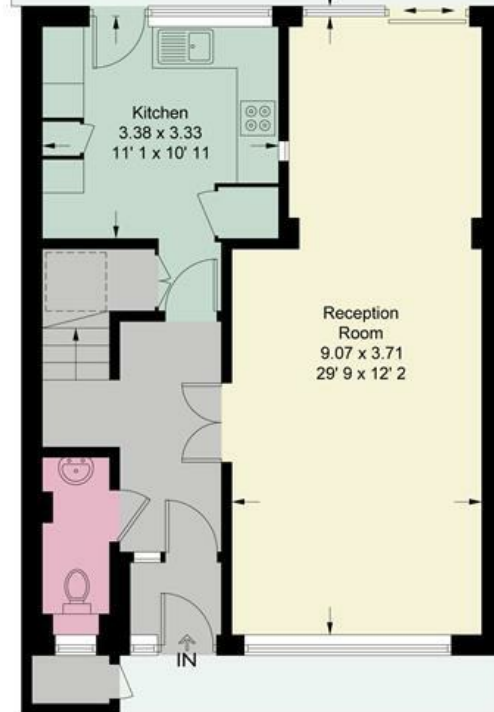


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 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual  
Location / Orientation)



First Floor  
625 sq ft / 58.1 sq m

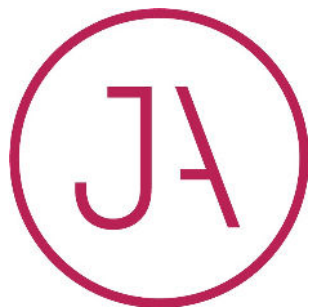
Ground Floor  
632 sq ft / 58.7 sq m  
(Including Reduced Headroom)



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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.





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