



**JAMES  
ANDERSON**



## FOR SALE

**£1,350,000**

Fawe Park Road, Putney, SW15

Guide Price

Offering just under 2,000 Sq Ft of living accommodation, this well presented five bedroom Victorian terraced house is presented in excellent condition throughout and located in Fawe Park Road, just around the corner from Brandlehow Primary School in East Putney.

The house has been well maintained by the current owner, it is arranged over three floors and retains many original features throughout the property such as high ceilings, original fire places and feature bay windows. The reception space is light and spacious and provides a formal sitting room which leads to a dining area, followed by a utility room complete with shower and W.C., spacious kitchen diner which could be extended (STPP) leading to the garden. The first floor comprises three large double bedrooms and a family bathroom, finally leading to the second floor which provides two further double bedrooms, and an en suite with plenty of eaves storage.

This lovely family home is within a four-minute walk of East Putney underground station, an eight minute walk from Putney mainline station and the river Thames. Also within the catchment area for Brandlehow Primary School (ofstead Outstanding) and within easy reach are numerous shops, supermarkets, bars, restaurants and cafes.



Five Bedrooms



Two Bathrooms



Double Reception Room



Spacious Kitchen with Utility & Shower Room



EPC Rating - D



Amazing Transport Links, Very Close By



50M from Brandlehow Primary School



Very Popular Location, 1949 Sq Ft



Potential to Extend



No Onward Chain



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020 8788 6611



= Reduced headroom below 1.5m / 5'0"



### Fawe Park Road

Approximate Gross Internal Area = 1803 sq ft / 167.5 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 146 sq ft / 13.6 sq m  
Total = 1949 sq ft / 181.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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