



JAMES
ANDERSON



FOR SALE

£850,000

The Pleasance, Putney, SW15

Guide Price

This end of terrace family home offers plenty of potential while providing ample opportunity to extend both to the loft, side and rear STPP. This home has never been placed on the open market and the availability for this type of home is extremely rare!

Accommodation comprises front door into entrance hall, dining room, kitchen and lounge with direct access to the sweeping wrap around rear and side garden. The first floor offers two double bedrooms, single bedroom, WC and separate bathroom suite.

The Pleasance is incredibly highly regarded while situated in a quiet location overlooking scenic green areas perfect for families with easy access to Richmond Park, excellent local schools, shops and good transport links into London.

-  Three Bedrooms
-  Bathroom & Separate WC
-  Living Room & Dining Room
-  Kitchen
-  EPC Rating (?) Council Tax (E)
-  Prime Location For Transport
-  Moments From Highly Regarded Schools
-  Excellent Extension Potential (STPP)
-  Larger Than Average Plot Size
-  Extremely Rare To The Market



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

020 8788 6611

The Pleasance

Approximate Gross Internal Area = 936 sq ft / 87 sq m
 W.C = 14 sq ft / 1.3 sq m
 Total = 950 sq ft / 88.3 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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			77
(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	

