



JAMES  
ANDERSON



## FOR SALE

**£1,650,000**

Felsham Road, London, SW15

Guide Price

This rare to the market Edwardian family home boasts ample living space spread over four floors while providing five bedrooms, off road parking and a cellar for storage. Located on one of West Putney's most premier roads, a viewing is highly recommended.

This charming period property measures over 1900sqft and provides a fantastic layout with spacious accommodation, high ceilings and period features throughout.

As you step through the front door the ground floor provides a double reception/dining room while offering a lengthy fitted kitchen to the rear with patio garden suited for al-fresco dining in the upcoming Spring/Summer months.

Upstairs provides a three piece bathroom suite and three bedrooms with one currently used as reception room. This room has a beautiful fire place and feature bay window.

The second floor provides two additional double bedrooms alongside a three piece bathroom while upstairs to the third floor offers an incredibly spacious bathroom suite designed to coincide with the homes period feel.



Five Bedrooms



Three Bathrooms



Ample Living Space



Lengthy Kitchen/Diner



EPC Rating - TBC



Prime West Putney Location



Outstanding Local Schools Nearby



Secluded Low Maintenance Garden



Off Road Parking & Cellar



Moments From Green Open Spaces & the river Thames



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# Felsham Road

Approximate Gross Internal Area = 1928 sq ft / 179.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m  
 Total = 1997 sq ft / 185.6 sq m



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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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