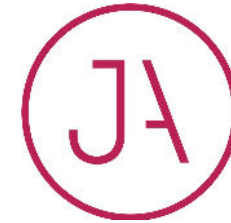




JAMES
ANDERSON

Santos Road
London SW18
£1,695,000



Santos Road London SW18

New to the market, a stunning five bedroom semi detached Victorian home located on Santos Road, a highly regarded tree lined street just moments from Wandsworth Town and East Putney. Immaculately presented, this charming property measures 2146 Sq ft with superb proportions, high ceilings and many original features. Extensions to the ground floor and loft space have been completed in recent years and the property benefits from a recently fitted kitchen along with many internal renovations which have been carried out over the past three years.

The ground floor comprises a beautifully presented facade and front garden; upon entering you are greeted by a welcoming hallway and first reception room which benefits from an open fireplace, lots of natural light and oozing with period charm.

Behind, is a second reception room which can be used for a variety of purposes and a downstairs w.c. The kitchen is a real showstopper, beautifully extended and re-modelled to create a fabulous space to entertain. It is fully equipped with built in high quality appliances, a very useful side access door and bi-folding doors into the garden.

The five bedrooms are arranged over the first and second floor, all are doubles and there are two bathrooms to service them.

The first floor features the main bedroom which is generously proportioned with two fitted wardrobes and three large sash windows overlooking the street. The second floor has a great loft room and study with feature window and fitted bookshelves, an ideal space to work from home.

Outside, the garden has been landscaped, it is low maintenance and ideal for summer bbq's and relaxing. There are several mature trees and shrubs offering a great sense of privacy and tranquility.

The property is well-positioned south of Wandsworth Park and the Thames Path, and close to the Southside Shopping Centre with its excellent selection of shops, eateries and cinema. There are excellent local schools in both the State and Independent.





SO SLOW DOWN
AND LOOK UP
STOP ACTING
SO TOUGH
SAY "I LOVE YOU"
WHY TOO MUCH
AND IF IT KILLS YOU,
SO WHAT?













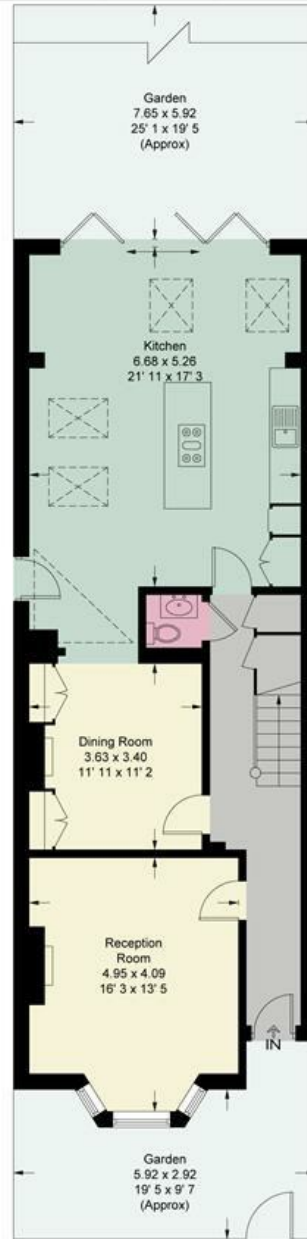


Santos Road

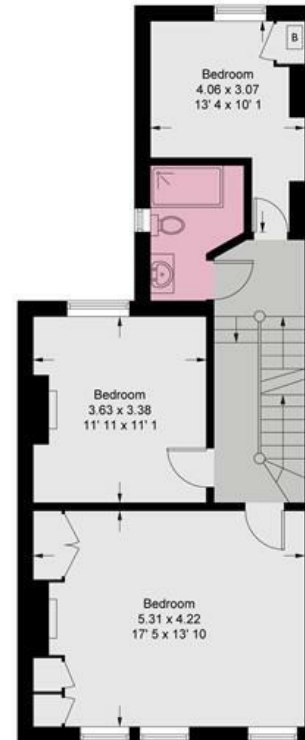
Approximate Gross Internal Area = 2064 sq ft / 191.7 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 82 sq ft / 7.6 sq m
 Total = 2146 sq ft / 199.3 sq m



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Ground Floor
924 sq ft / 85.8 sq m



First Floor
645 sq ft / 59.9 sq m

= Reduced headroom below 1.5m / 5'0"



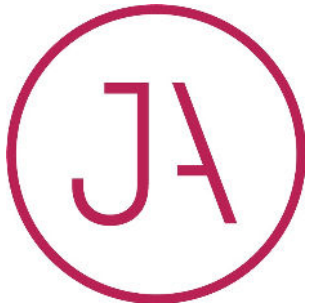
Second Floor
577 sq ft / 53.6 sq m
(Including Reduced Headroom / Eaves Storage)



**JAMES
ANDERSON**

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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