



**JAMES  
ANDERSON**



## FOR SALE

**£735,000**

Pleasance Road, London, SW15

Guide Price

Set within the exclusive Grade II Listed gated development of Putney Park House, this fantastic two double bedroom high specification duplex apartment truly offers the WOW factor while providing a wide range of period features combined with a modern interior while offering idyllic views across the exceptional manicured grounds from your very own private terrace.

With exposed wooden beams, high ceilings and a true country feel this rare to the market apartment is one not to miss!

As you step through the front door you are immediately presented with plenty of natural light while leading to an excellent sized bedroom and three piece bathroom suite with storage area.

Upstairs provides an additional three piece shower suite, double bedroom currently used as a nursery with built in storage, and a reception room alongside a modern fitted kitchen with integrated appliances.

The property also boasts a fantastic roof terrace overlooking the beautiful gardens, which offers the perfect setting for entertaining and al-fresco dining.



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

020 8788 6611

# Putney Park House

Approximate Gross Internal Area = 858 sq ft / 79.7 sq m

Outbuilding = 87 sq ft / 8.1 sq m

Total = 945 sq ft / 87.8 sq m



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**First Floor**  
356 sq ft / 33.1 sq m



**Second Floor**  
502 sq ft / 46.6 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) <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	<b>63</b>	<b>65</b>

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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