



JAMES ANDERSON



FOR SALE

£1,795,000

Norroy Road, Putney, SW15

A stunning five-bedroom Victorian terrace home located on Norroy Road, centrally situated in the heart of Putney. Immaculately presented, this charming property measures 2,272 sq ft with superb proportions, high ceilings, and a wealth of contemporary features. Extensive renovations have been meticulously completed in recent years, with the property remodelled to the highest standard.

The ground floor features an elegant facade. Upon entering, you are greeted by a welcoming hallway and a double reception room with a bay window, high ceilings, and stylish engineered herringbone wood floors. This room seamlessly connects to the kitchen/breakfast/family room, which is a true showstopper. Beautifully extended and remodelled, the kitchen boasts Italian quartz worktops, a central island, and expansive glazed sliding doors that open onto the south-facing garden.

The first floor hosts a double bedroom at the rear with access to an adjacent bathroom featuring a bath and overhead shower. The front of the house showcases a generously proportioned principal bedroom with a walk-through dressing area and a spacious en suite shower room.

The second floor accommodates three additional double bedrooms and a family shower room. All contemporary bathrooms feature Mandarin stone tiles and underfloor heating. The property benefits from new double-glazed



Five Spacious Bedrooms



Stylish Bathroom & Shower Rooms



Double Reception With Attractive Herringbone Flooring



Stunning High Spec Kitchen With Island



EPC Rating C / Council Tax Band G / Freehold



Putney Train Station & East Putney Tube



Excellent Independent & State Schools



Immaculately Presented Period Terrace



No Onward Chain



Impressive Victorian Home (Approx 2272 Sqft)



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

0208 785 4400

Norroy Road

Approximate Gross Internal Area = 2272 sq ft / 211 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Total = 2276 sq ft / 211.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

