



JAMES  
ANDERSON



## FOR SALE

**£725,000**

Pleasance Road, London, SW15

Guide Price

Located in a quiet and peaceful location moments from green open spaces, highly regarded schools and transport links is this wonderful home on Pleasance Road.

Pleasance Road is within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

-  Two Spacious Double Bedrooms
-  Family Bathroom
-  Quiet & Peaceful Reception Room
-  Open Plan Kitchen/Diner Suited For Entertaining
-  EPC Rating TBC
-  Easy Access For Transport
-  Outstanding Local Schools Nearby
-  Sizeable Garden
- 
- 

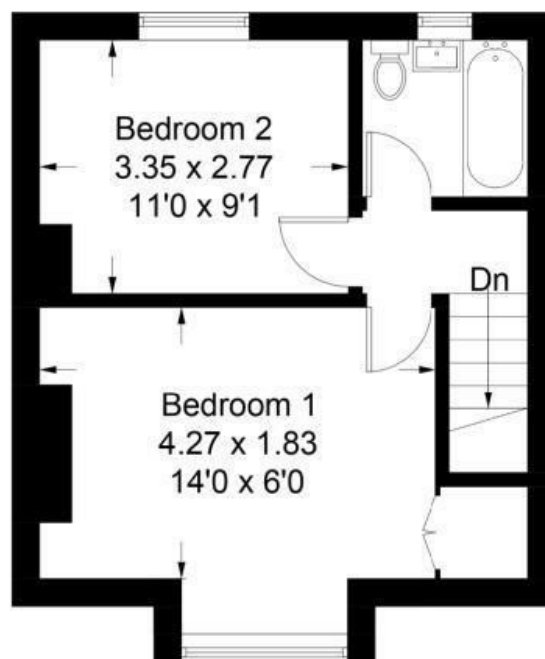


# Pleasence Road, SW15

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID586752)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

