



JAMES  
ANDERSON



## FOR SALE

Huntingfield Road, London, SW15

**£595,000**

Guide Price

Set within the highly regarded Dover House Estate, this stylish two double bedroom home has been thoughtfully upgraded by the current owners to provide a superb balance of character, comfort and modern living.

The ground floor offers a spacious and inviting lounge, finished in Farrow & Ball "Setting Plaster," creating a warm and calming ambience with soft blush undertones that complement a variety of interior styles. Cleverly designed storage enhances the space, alongside a versatile nook ideal for use as a dining or home working area'. The fitted kitchen is well appointed with ample worktop and cupboard space, while the newly fitted bathroom suite presents a sleek and contemporary finish with quality fixtures.

Upstairs, the property continues to impress with two well proportioned double bedrooms, each offering a peaceful and comfortable retreat with plenty of natural light and space for fitted or freestanding wardrobes.



Two Double Bedroom End Terrace Home



Stylish Bathroom Suite



Reception Room With Study/Dining Area



Fitted Kitchen



EPC Rating -



Easy Access To Transport



Catchment For Highly Regarded Schools



Quiet & Peaceful Residential Location



Moments From Green Open Spaces



Upgraded & Lovingly Cared For By Existing Owners

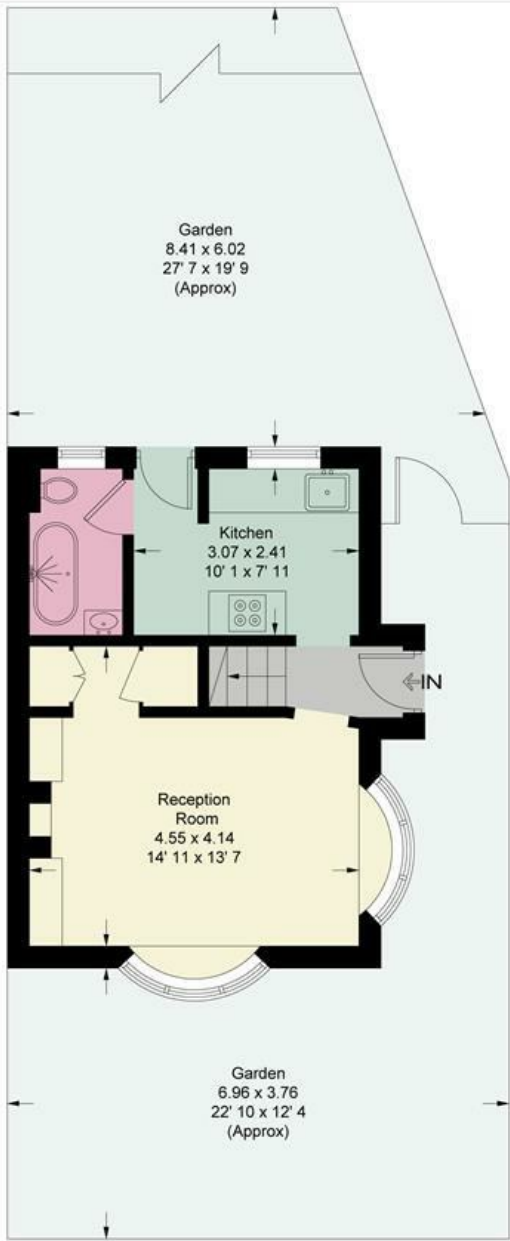


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

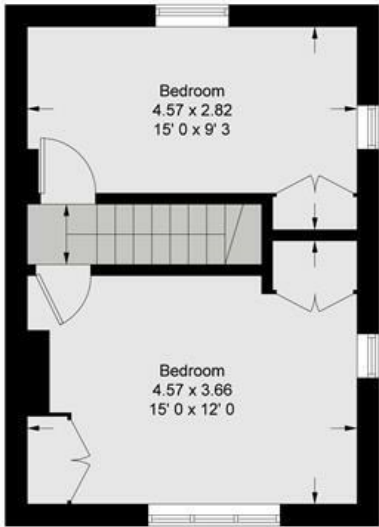
020 8788 6611

Huntingfield Road

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m



Ground Floor  
348 sq ft / 32.3 sq m



First Floor  
326 sq ft / 30.3 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) A                                 |         | 84                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 62      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

