JAMES ANDERSON











FOR SALE

£1,660,000

Festing Road, London, SW15

Guide Price

Chain Free - A beautifully restored and thoughtfully extended period home on the highly desirable Festing Road, one of West Putney's premier river roads just moments from the River Thames and the green open spaces of Leaders Gardens. Recently redecorated in elegant heritage tones, with new flooring and a bespoke staircase runner, this exceptional four bedroom, two bathroom family home offers over 2,000 sqft of stylish and well balanced living space.

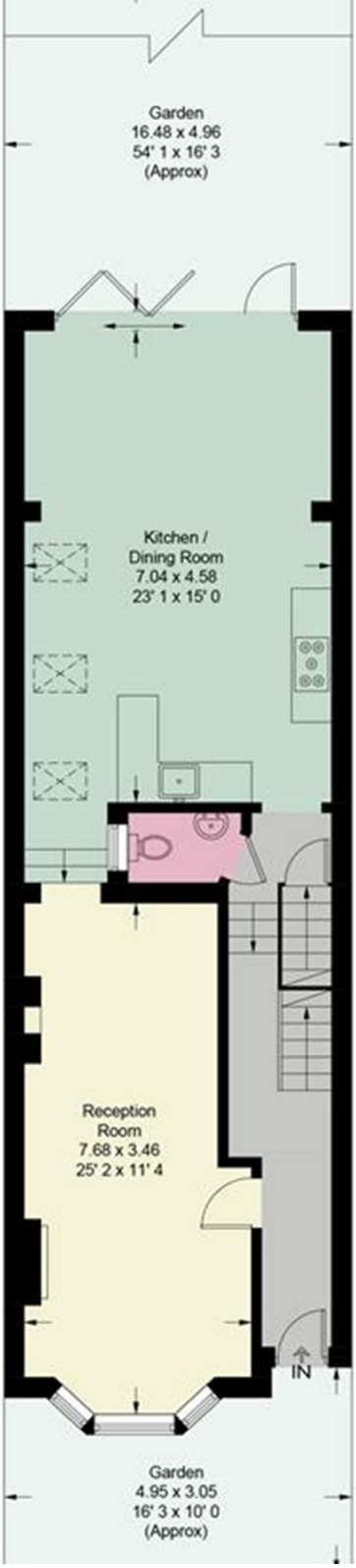
Behind its handsome period façade, the property blends classic architectural charm with contemporary design. The generous double reception room features high ceilings, beautiful original detailing and a wonderful sense of proportion, creating a warm yet impressive entertaining space. To the rear, a stunning extended kitchen and dining room forms the heart of the home, bathed in natural light and perfectly designed for modern family living. The seamless connection to the garden enhances the sense of space and flow, ideal for both everyday life and hosting guests. A sizeable cellar provides excellent storage and potential for further development, subject to the usual consents.

Upstairs, four well proportioned bedrooms are arranged over two floors, including a luxurious principal suite with a stylish en-suite bathroom. Both bathrooms are finished to a high specification with a contemporary yet timeless aesthetic. Throughout, the décor is refined and cohesive, complementing the home's period character while offering a fresh, turnkey finish.

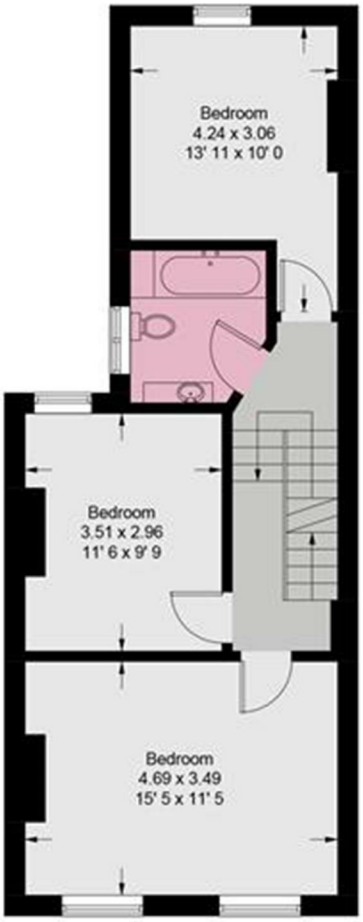
The extensive west facing garden is a true highlight, providing a peaceful retreat and superb space for outdoor dining and relaxation.

Perfectly positioned on a quiet, tree lined river road in West Putney, the property is close to Putney Common, excellent local schools and convenient transport links from Putney Bridge Underground and Putney mainline stations, as well as the cafés and boutiques of Lower Richmond Road.

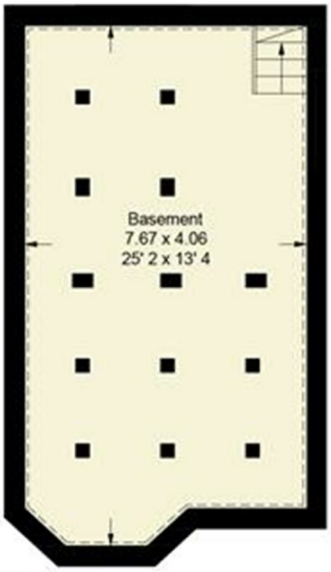
Tenure - Freehold
Council Tax - G
EPC Rating - C



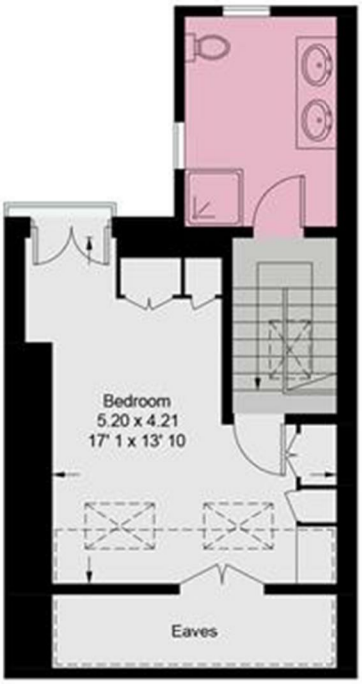
= Reduced headroom below 1.5m / 5'0



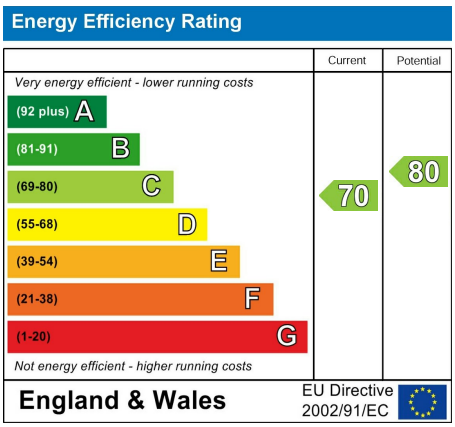
First Floor
538 sq ft / 50 sq m

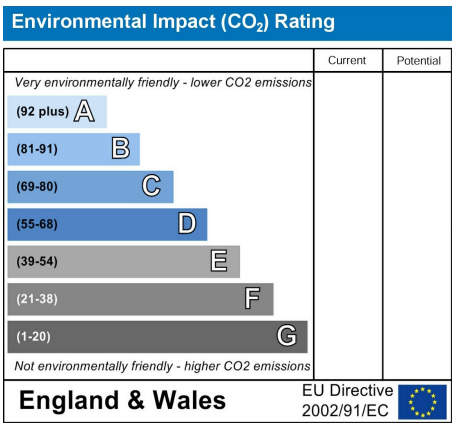


Basement
327 sq ft / 30.4 sq m
(Including Reduced Headroom)



Second Floor
374 sq ft / 34.8 sq m
(Including Reduced Headroom / Eaves)





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