

JAMES ANDERSON

Gipsy Lane
London SW15
Guide Price £945,000



# Gipsy Lane
# London SW15

Nestled within a peaceful and highly sought after position on Gipsy Lane, this exceptionally rare two bedroom cottage offers a wonderful opportunity to acquire a charming home with significant scope to extend and enhance, subject to the usual planning consents.

Rich in character and enjoying a versatile layout, the property comprises a welcoming double reception room, a separate TV/family room, bedroom with shower/utility room and a fitted kitchen, while a bright conservatory to the rear provides an excellent dining space overlooking the wrap around private garden offering a peaceful retreat and additional potential for future development.

The first floor features an excellent sized bedroom and a family bathroom, with further opportunities to modernise alongside a lengthy terrace that stretches the entire property.

The accommodation is well balanced and offers exciting potential for reconfiguration and enlargement, making it ideal for buyers looking to create a bespoke home in a prime South West London setting with the added further benefit of a private garage that can fit a car.

Gipsy Lane is one of Putney's most desirable and rarely available locations, perfectly positioned close to the expansive green spaces of Putney Heath and the world renowned Richmond Park. The vibrant amenities of Putney High Street, Barnes Village and East Sheen are all within easy reach, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities.

Commuters are exceptionally well served, with Barnes Station just moments away providing swift connections into Central London, while numerous bus routes offer convenient access to Putney, Richmond, Kensington and beyond.

Combining charm, potential and an outstanding location, this unique cottage represents a rare chance to secure a home with tremendous future possibilities in one of South West London's most coveted neighbourhoods. Early viewing is highly recommended.

Tenure - Freehold

















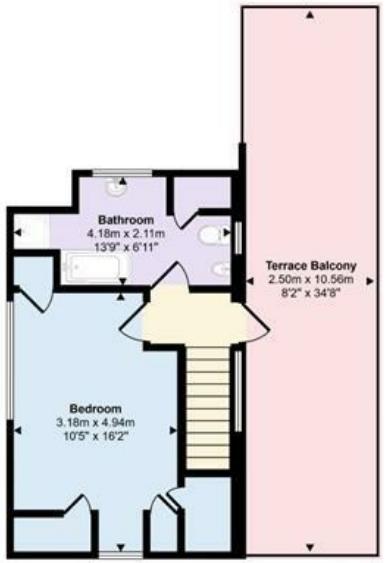
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# The Cottage, Gipsy Lane

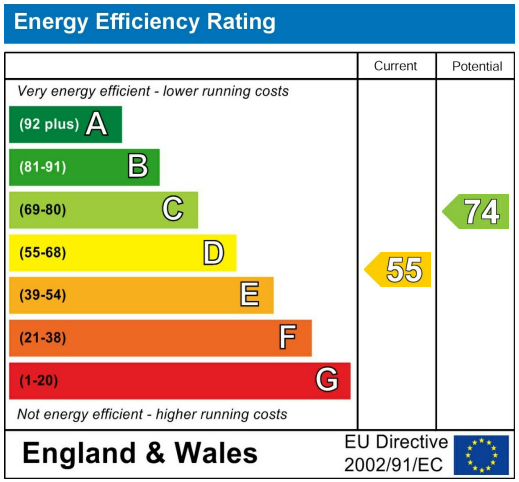
Approx Gross Internal Area
126 sq m / 1351 sq ft




Ground Floor
Approx 95 sq m / 1023 sq ft




First Floor
Approx 30 sq m / 327 sq ft




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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.

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