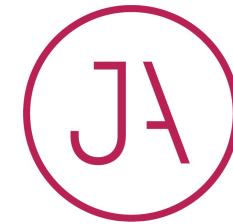




**JAMES  
ANDERSON**

Rotherwood Road  
London SW15  
£1,550,000



## Rotherwood Road London SW15

A well-presented 1922 Sq Ft Victorian five-bedroom family home located on Rotherwood Road, a prime river road in the heart of West Putney.

This rarely available property is very well presented throughout with a double reception room, many original features, high ceilings and two feature fireplaces. This leads through to an extended kitchen/diner with modern units onto a privately landscaped, child friendly, private rear garden. There are five spacious bedrooms, a family bathroom, En-suite and cellar. There is also potential to extend the kitchen further if required, (STTP) neighbouring properties in the road have also extended the basement to create two additional rooms for growing families. Houses in this particular road have excellent proportions and a wider footprint than other properties in similar roads by the river.

Rotherwood Road is located just off the Lower Richmond Road in the heart of West Putney with easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten-minute walk away. There are numerous local bus routes providing easy access into the City, West End. The River Thames Embankment is a short walk from this charming property.

Freehold  
EPC rating C  
Council tax band G




















# Rotherwood Road

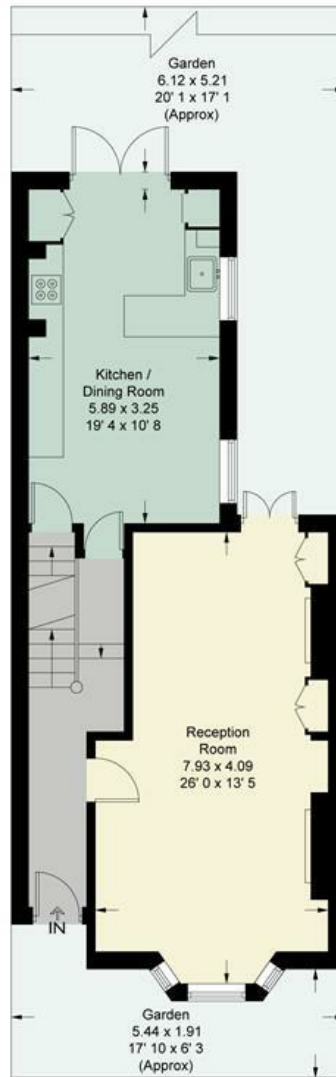
Approximate Gross Internal Area = 1817 sq ft / 168.8 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 105 sq ft / 9.8 sq m  
Total = 1922 sq ft / 178.6 sq m



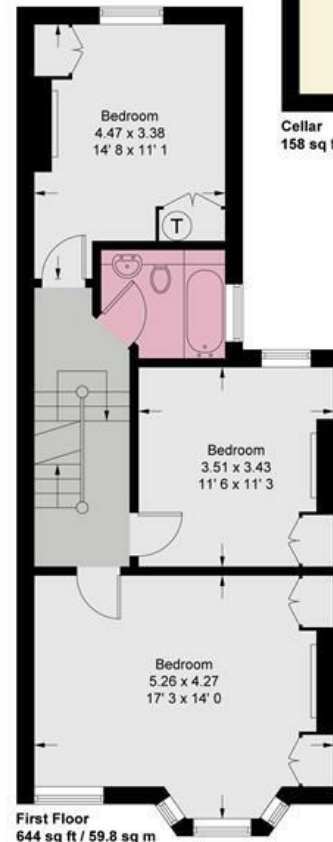
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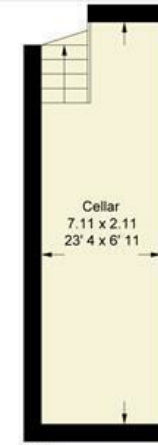
 = Reduced headroom below 1.5m / 5'0"



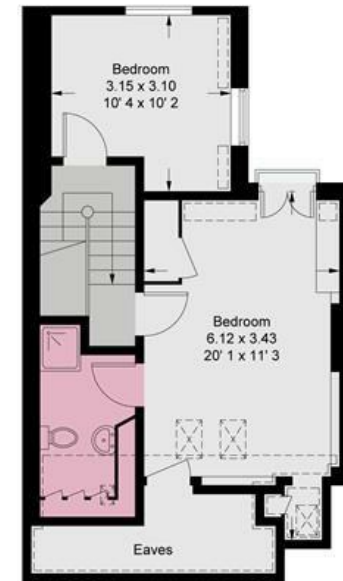
Ground Floor  
640 sq ft / 59.5 sq m



First Floor  
644 sq ft / 59.8 sq m



Cellar  
158 sq ft / 14.7 sq m



Second Floor  
480 sq ft / 44.6 sq m  
(Including Reduced Headroom / Eaves)



JAMES  
ANDERSON

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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