



JAMES
ANDERSON

Granard Avenue
London SW15





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Occupying a prominent position on one of Putney's most sought-after residential roads, this exquisite four-bedroom detached family home offers generous proportions, refined interiors, and a wonderfully private rear garden.

Elegantly presented with a white rendered façade, the property has been thoughtfully extended and remodelled to create an impressive home with a semi open-plan layout, abundant natural light, and an effortlessly sophisticated ambience.

The ground floor opens into a spacious, dual-aspect reception and dining area, complete with two gas fireplaces and French doors that lead seamlessly to the garden—perfectly suited for both relaxed family living and formal entertaining. To the rear, a charming country-style kitchen and dining space adjoins a light-filled family room, enhanced by a side extension. A substantial ground floor study, ideal for remote working,

- 🛏 Four bedrooms, principal bedroom benefits from a dressing room and en-suite
- 🛋 Three bathrooms, four W.C's
- 📺 Three reception rooms
- 🏠 Large kitchen/diner with snug
- 💡 Utility room
- 📐 Large plot, not overlooked with a mature garden
- 📍 Excellent local schools and transport links
- 💡 Potential to convert the loft space (STPP)
- 💡 Presented in immaculate condition
- 🚗 Off street parking





SOME PEOPLE WANT
IT TO HAPPEN, SOME
WISH IT WOULD
HAPPEN, OTHERS
MAKE IT HAPPEN.

Dishwasher
is
emptying

CARPE
DIEM











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Approximate Gross Internal Area = 2585 sq ft / 240.1 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 69 sq ft / 6.4 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.





JAMES
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

