



JAMES  
ANDERSON



## FOR SALE

£1,300,000

### Norroy Road, London, SW15

Nestled on the charming Norroy Road in London, this remarkable Victorian terraced house presents a rare opportunity, as it has not been on the market for over 50 years. Spanning over 2000 square feet across three generous floors, this property boasts five spacious bedrooms and two bathrooms, making it an ideal family home.

As you step inside, you will be greeted by a wealth of original features that add character and charm to the residence. The high ceilings create an airy atmosphere, while the extended kitchen diner offers a perfect space for family gatherings and entertaining guests. The reception room provides a welcoming area to relax and unwind.

Its excellent proximity to Putney Station ensures easy access to central London, making it a convenient choice for commuters. Additionally, the area is renowned for its outstanding primary schools, making it an attractive option for families seeking quality education for their children.

The house presents a fantastic opportunity for buyers to put their own stamp on a home filled with potential. With its blend of original features and modern living space, this property is a true gem in a sought-after location.



Five bedrooms



Two bathrooms



Double reception room



Extended kitchen/diner



EPC Rating D/ Council tax band F/ Freehold



Outstanding local primary schools close by



Over three floors, 2148 Sq ft



Updating required, no onward chain



Cellar



Putney Station is a three minute walk from this property



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

0208 785 4400

# Norroy Road

Approximate Gross Internal Area = 2148 sq ft / 199.6 sq m



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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.



| 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                     |         |           |
|                                             | 60      | 80        |

| 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                                         |         |           |



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