

Hamptons

INTERNATIONAL



Lytton Grove, London, SW15

7  3  3 

£3,250,000

(£3,250,000)

Property details



Key features

- **Detached**
- **Double Fronted Period Home**
- **4347 Sq Ft**
- **Three Reception Rooms**
- **Extended Kitchen**
- **Seven Bedrooms**
- **Eighth Bedroom / Upstairs Kitchen**
- **Three Bathrooms**
- **Cellar**
- **Driveway Parking**

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Description

A handsome detached, double fronted period house in East Putney benefiting from off-street drive way parking, over 4,000 sq. ft. of accommodation and a wonderful 61'8 south west facing garden. This handsome double fronted house is a fantastic example of a detached family home within the popular Lytton Grove triangle in East Putney. The house has been a loving family home since the current family purchased it in the early 1950's, and offers extensive accommodation with a wonderful array of period features. The ground floor offers a wide entrance hall, with an impressive drawing room with doors opening to the garden, a formal dining room, and a separate study, all of which have beautiful ornate fireplaces. The kitchen has been extended in more recent times, and now offers a family reception space, enjoying views over the established gardens and a southern elevation, creating a light space throughout the day. Adjacent is a utility room, and a staircase down to a useful cellar, currently providing nearly 200 sq. ft. of storage. A cloakroom is neatly positioned under the staircase, which leads centrally through the house. Positioned on the first floor are four excellently proportioned double bedrooms, with the principal bedroom at the front of the house being particularly generous. The second largest bedroom has an en-suite bathroom, with a further shower room and separate W.C. off the landing servicing the remaining bedrooms. Over the top floor of the house, there are three further bedrooms, again of excellent proportions, with a further room, currently utilised as a secondary kitchen, but which could make a great eighth bedroom or additional bathroom. There is a shower room to this level of the house, along with a drop down ladder to the loft space. Externally, the house is fully detached with gated access to either side of the house, and the impressive proportions that are seen internally, are continued, with ample gated off-street driveway parking to the front of the house, and a glorious 61'8 ft. south west facing garden to the rear. The garden is a real feature of the house, having been exquisitely maintained over many years. It is well established and not only offers a private outlook, but also enjoys sun throughout the day due to its favourable aspect.

Situation Located within the enclave of the Lytton Grove Triangle, the house commands a wonderful position, with easy access to local amenities and transport links. East Putney station, offering District line services, is easily accessible (0.4 mile) from the house, whilst Putney mainline station with services towards London Waterloo is 0.6 mile. There are also a number of well regarded schools nearby, with Putney High School at the end of the road and Prospect House School less than 0.7 miles. The Roehampton Club, Wimbledon AELTC, and Hurlingham Club are all nearby to Putney. Green open space is plentiful too with Wimbledon Common, Putney Heath, and Wandsworth Park all close by.

Property Ref Number: HAM-65088











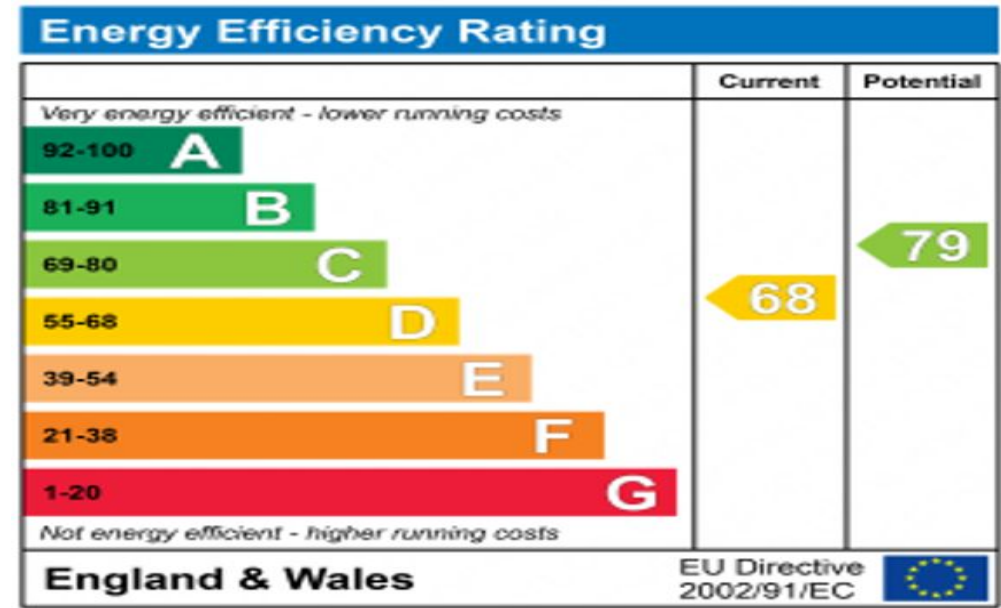












Floor plan

LEEDS HOUSE

Approximate Gross Internal Area (excluding reduced headroom & eaves)

Cellar = 197 sq. ft. (18.3 sq. m.)

Ground floor = 1409 sq. ft. (130.9 sq. m.)

First floor = 1137 sq. ft. (105.6 sq. m.)

Second floor = 1058 sq. ft. (98.3 sq. m.)

Loft = 217 sq. ft. (20.2 sq. m.)

Shed = 33 sq. ft. (3.1 sq. m.)

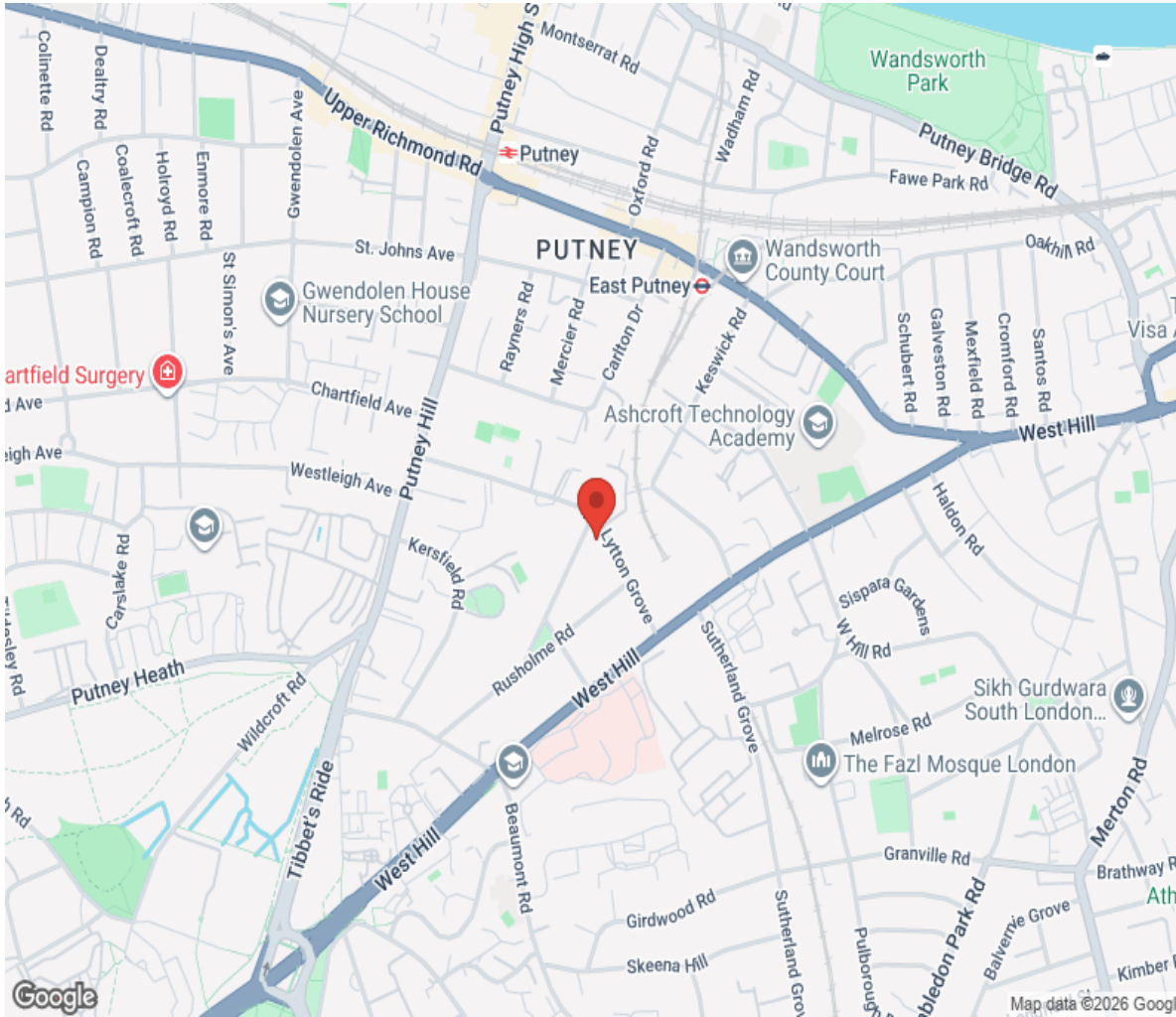
Reduced headroom = 296 sq. ft. (27.5 sq. m.)

Total = 4347 sq. ft. (403.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and windows before making any decisions about your plans.

Location



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