

# Hamptons

INTERNATIONAL



**Clarendon Drive, London, SW15**

4  5  2 

**£2,940,000**  
(£2,940,000)

## Property details

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### Key features

- **4-bedroom house**
- **2400 sqft**
- **Freehold**
- **Eight minutes walk to Putney Station**
- **Premium specification throughout**
- **Private landscaped rear gardens**
- **Sustainable design features**
- **Award winning developer**
- **Applicable for an on street parking**

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## Description

Launching 12th September: outstanding four-bedroom, four-storey family home of 2,400 sq ft with private landscaped garden. A rare opportunity to buy new from an award-winning developer in the heart of West Putney. **SHOW HOME LAUNCH SATURDAY 12th SEPTEMBER. CONTACT HAMPTONS TO BOOK AN APPOINTMENT!** Cedars Row is a boutique collection of just seven four-bedroom freehold houses, quietly positioned on one of Putney's most coveted residential streets. Developed by Hollybrook, eight-time recipients of the Seal of Excellence and winners of 48 industry awards for Design & Construction, these exceptional homes represent a commitment to quality and craftsmanship. Designed by Brookes Architects, with interiors by NRD Interiors, every element has been thoughtfully conceived with precision and delivered with care. Each house unfolds across three storeys and a lower ground level, offering generous, light-filled living space that adapts effortlessly to modern life. Private gardens, considered layouts, and a specification that genuinely raises the bar for new build in South West London make Cedars Row as liveable as it is beautiful. Inside, the finish is exceptional. Engineered oak flooring extends throughout the principal living spaces, complemented by bespoke fitted kitchens featuring integrated Neff appliances and Quooker boiling water taps as standard. Bathrooms are finished with elegant Marazzi Blanco large-format porcelain tiles across the floors and selected walls, while JTP fittings add a refined finishing touch throughout. Underfloor heating runs across every floor, while the lower ground level offers the kind of flexible space that rarely comes with a new home, equally suited to a home office, gym, or private cinema. Air source heat pumps and a high-performance thermal envelope ensure these homes are as efficient as they are refined, keeping running costs low without ever compromising on comfort. Outside, a generous private garden runs the full width of the house, opening straight off the kitchen/dining room so summer entertaining spills effortlessly outside. A paved terrace sits immediately by the doors for the table and barbecue, giving way to a lawned section framed by deep planted borders and a mature specimen tree lit from below after dark. Enclosed, west-facing in feel and beautifully private, with direct rear access and an outside tap. A proper London garden, professionally landscaped and ready to enjoy from day one. **Situation** Cedars Row sits on Clarendon Drive, one of Putney's most elegant and established residential streets, placing residents within easy reach of the Thames, Putney High Street, and some of South West London's finest independent restaurants, cafés and pubs. The Duke's Head, The Half Moon, Gail's Bakery, Home SW15 and Monies are all within a short walk, while Wimbledon Village is just 12 minutes by car and Richmond town centre in just under 20 minutes, offering riverside dining and a vibrant independent scene. Putney Station is an 8-minute walk, with direct rail services to Clapham Junction (4 mins), Waterloo (16 mins) and Victoria (17 mins). East Putney Station (16 mins walk) provides District Line services to Oxford Circus in 27 minutes and the City in 30 minutes. For a more scenic commute, Putney Pier (12 mins walk) connects to the RB6 riverboat service, linking West, Central and East London via the Thames. Heathrow Airport is approximately 35 minutes by car. The area is exceptionally well served for families. Independent schools nearby include Putney High School GDST, Prospect House School, Parsons Green Prep and The Hurlingham School. Highly regarded state options include Hotham Primary, St Mary's CofE Primary and Ark Putney Academy. Top universities including Imperial College, King's College London and LSE are easily accessible by rail or Underground. Property Ref Number: HAM-66978 **Additional Information** Please note images displayed are CGI. Applicable to 1 on-street resident permit per house (no off-street parking) 10-Year Q Assure Warranty Completion December 2026 (move-in TBC January 2027)







### Predicted Energy Assessment



Dwelling type:  
Date of assessment:  
Produced by:  
Total floor area:  
DRRN:

House, End-Terrace  
03/08/2025  
Lauren Redman  
223.06 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating

|                                             |   |
|---------------------------------------------|---|
| Very energy efficient - lower running costs |   |
| (92-100)                                    | 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 EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 |   |
|-----------------------------------------------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |
| (92-100)                                                        | 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 EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

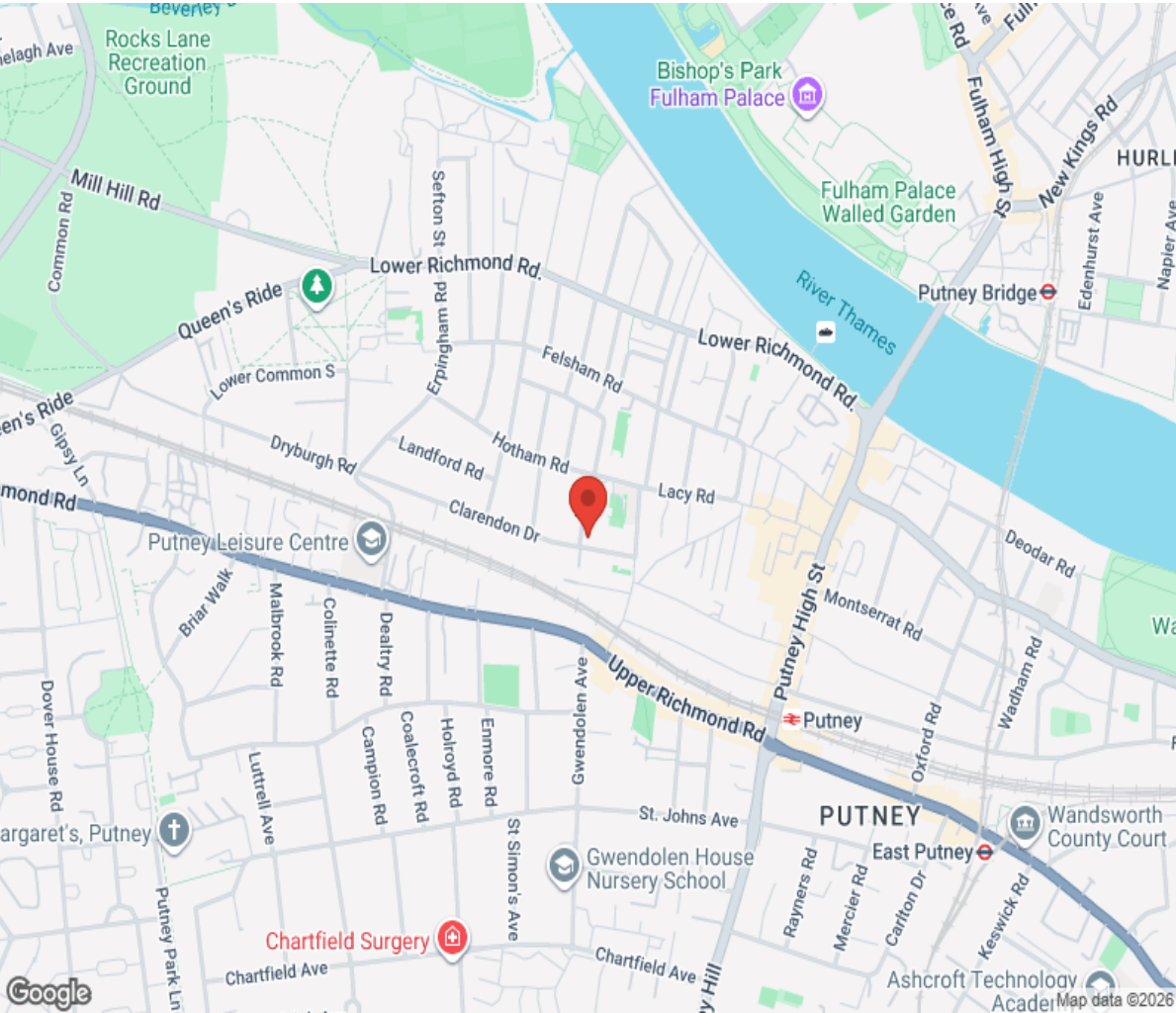
5

\*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

# Floor plan



# Location



# Hamptons

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