

**Winkworth**

Holly Lodge, 52 Coalecroft Road, Putney, London, SW15 6LP





A superb early Victorian villa style property in the heart of the West Putney's original conservation area. This exquisite and architecturally unique property, arranged over two floors, offers bright, comfortable, flexible accommodation enhanced by its abundance of original period features. Features of particular note include substantial period carved wood fire mantles, corniced ceilings, original window shutters and pine wood flooring. Approached via Coalecroft Road the house enjoys magnificent South and Westerly aspects over its fabulous walled garden ideal for outside dining and entertaining.

The ground floor boasts a well-proportioned dining room flowing through to a spacious sitting room and onto a double aspect drawing room. Both the drawing and sitting rooms enjoy direct access to the beautifully South facing garden. A delightful family kitchen, complete with cast iron cooking range, combines with a bright high-ceilinged conservatory to complete the ground floor accommodation. On the upper floor the four double bedrooms, serviced by two well-appointed bathrooms, enjoy open aspects and an abundance of fitted cabinetry and storage.



Externally the house is surrounded on two sides by a landscaped South facing garden laid to lawn, terrace and planting beds with mature shrubs and trees affording a high degree of privacy.

This remarkable house, built in the 1850's, forms part of the original Coalecroft Road and Parkfields conservation area, later expanded to include surrounding roads. Located within easy walking distance of Putney High Street with its numerous shops, bars and restaurants it is also within easy reach of both [Mainline](#) and [Underground](#) stations allowing swift West End and City communication. Local facilities include The Thames Embankment, Barnes Common, Putney Heath and slightly further afield are Barnes and Wimbledon Villages with their bespoke shopping and entertainment. Richmond Park is a short drive away.





# Holly Lodge, 52 Coalecroft Road, Putney, London, SW15 6LP

Freehold

Guide Price

£2,100,000

Internal area

Approximate gross internal area:

Total 2067 sq.ft/ 192 sq.m

Accommodation

Dining Room, Sitting Room, Drawing Room,  
Family/Kitchen, Conservatory, Utility Room,  
Four Bedrooms, Two Bathrooms (One  
Ensuite), Cloakroom, South-Facing Walled  
Garden, Freehold

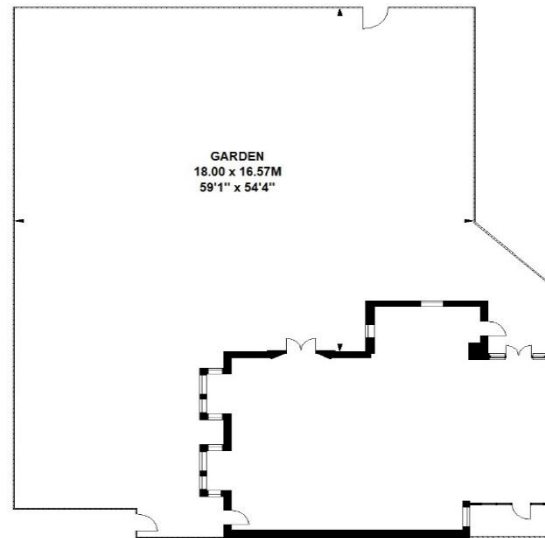


## Coalecroft Road, SW15

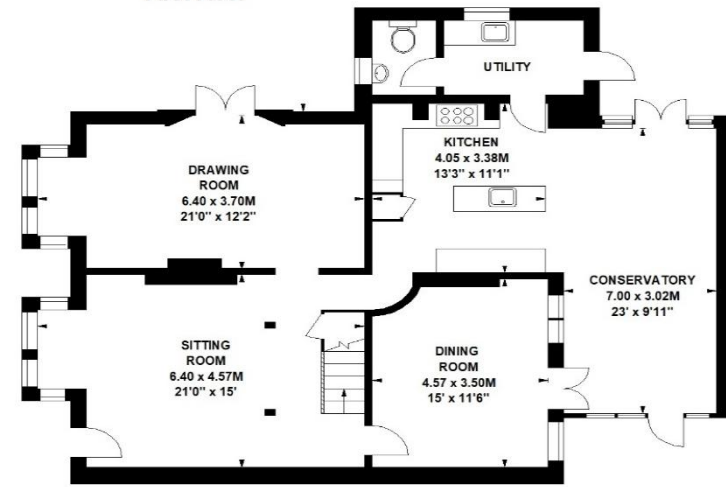
Approximate Gross Internal Area 192 sq.m / 2067 sq. ft



First Floor



Site Plan



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Floor Plan produced by Mays Floorplans©  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable