

Winkworth

4 Norroy Road, Putney, London, SW15 1PF









## 4 Norroy Road, Putney, London, SW15 1PF



A carefully curated and immaculately presented four-bedroom property in this prime central Putney location. The property has been carefully and impressively designed, boasting excellent entertainment space and flexible family accommodation arranged over three floors.

The ground floor has been well thought out affording open aspects with the spacious family room opening to a generous custom-built kitchen/dining room, featuring large floor-to-ceiling glass door and windows, creating a light and airy space, perfect for entertaining and family living. The kitchen/dining room opens to a well-designed landscaped rear garden, featuring mature trees, numerous shrubs and careful planting, providing immense privacy. The ground floor further benefits from ample amount of fitted cabinetry and a separate WC and utility. The upper floors boast flexible family accommodation throughout. The first floor boasts a well-designed reception room featuring a contemporary log burner and large picture glass windows, flooding the room with ample amount of natural light. The first floor is further complemented with a luxury master bedroom suite with a walk-in wardrobe and large ensuite bathroom. The second floor benefits from a further three bedrooms, a well-appointed family bathroom and picturesque roof terrace. The ground floor rooms benefit from a built in speaker system, and the reception room is cabled for surround sound and a projector. All bedrooms benefit from built-in air conditioning. The property further benefits from off-street parking for up to two vehicles and an electric car charging point.

Norroy Road is one of central Putney's highly desirable prime residential roads, conveniently located adjacent to Putney High Street is therefore within easy reach of both Putney Mainline Station (National Rail) and East Putney Underground Station (District Line) offering swift West End and City communications. Putney High Street offers excellent multiple and specialist shopping facilities. Motorists are equally well served by the nearby A3.



4 Norroy Road, Putney, London, SW15 1PF



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

**Features**

Family Room, Kitchen/Dining Room, Separate WC, Utility, Reception Room, Master Suite with Walk-in Wardrobe and Ensuite Bathroom, Three Further Double Bedrooms, Family Bathroom, Roof Terrace, 29 ft. Rear Garden, Off-street Parking for up to Two Vehicles, Electric Car Charging Point

**Freehold**

**Internal area**

**Total 1712 sq ft/ 159 sq m**

**Guide Price**

**£1,400,000**



4 Norroy Road, Putney, London, SW15 1PF

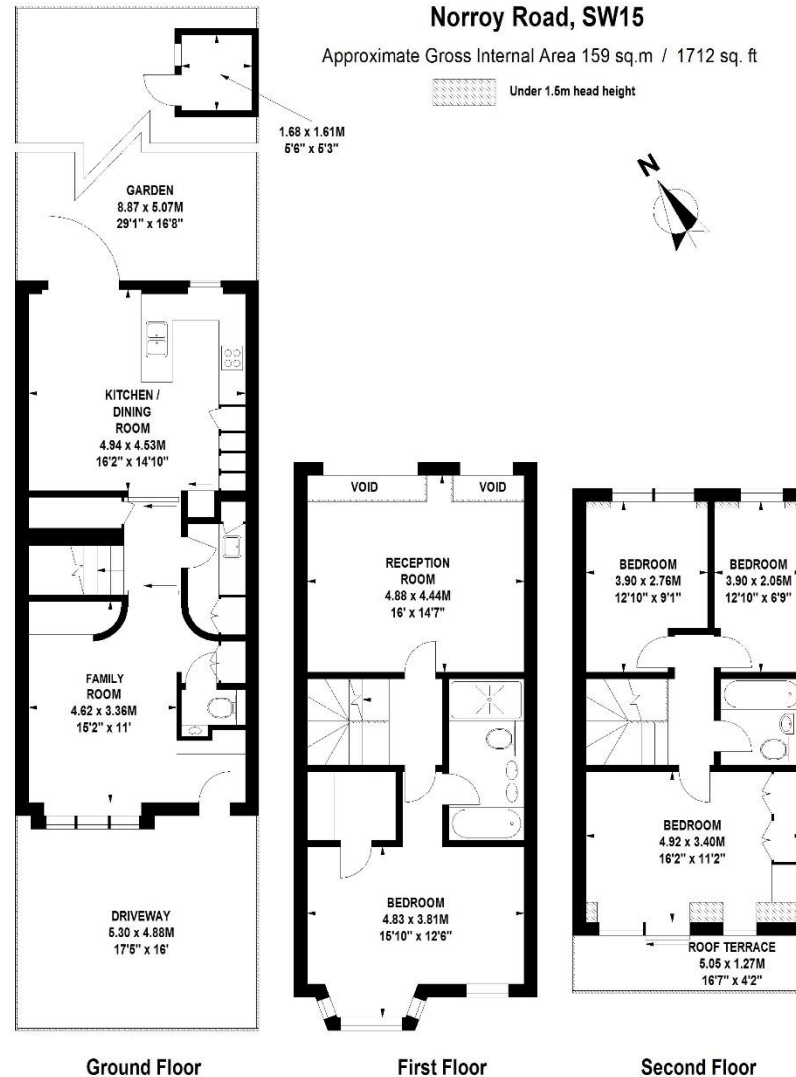




## Norroy Road, SW15

Approximate Gross Internal Area 159 sq.m / 1712 sq. ft

 Under 1.5m head height



**Winkworth**  
020 8788 9295

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

W614 Ravensworth 01670 713330

**Winkworth**

Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

**Putney office** 196 Upper Richmond Road, London SW15 2SH | Tel: 0208 788 9295 | Fax: 0208 785 6442 | E-mail: Putney@winkworth.co.uk  
[winkworth.co.uk](http://winkworth.co.uk)