

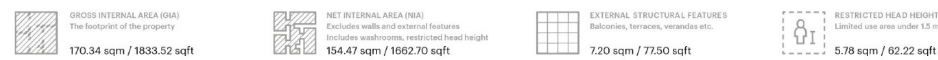
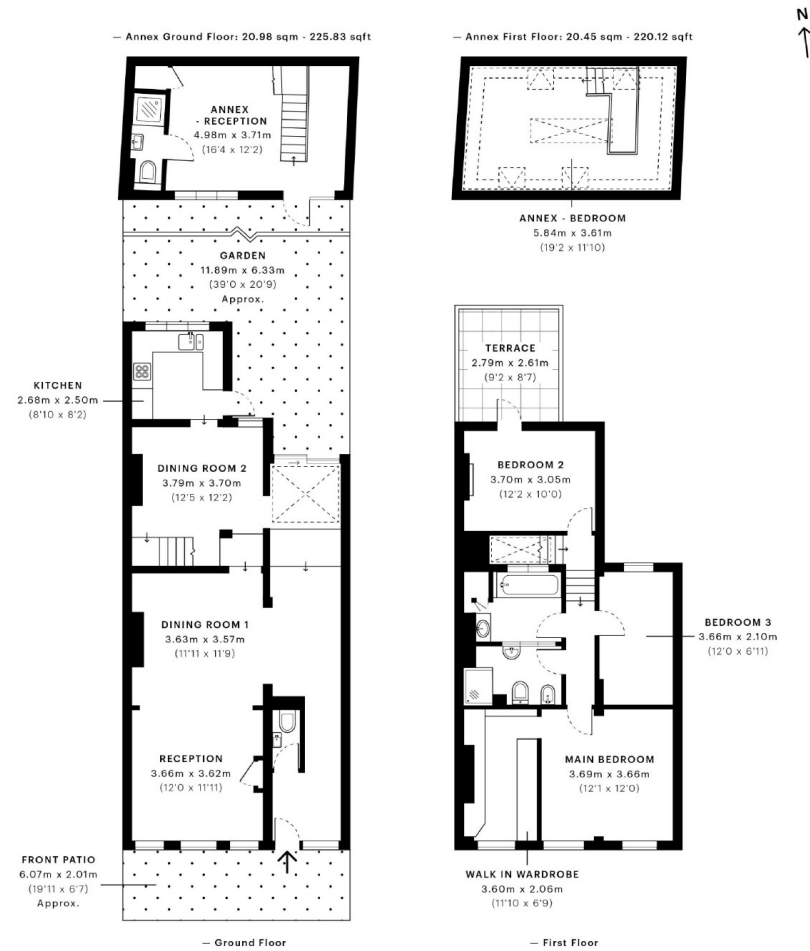


Lacy Road, SW15

CAPTURE DATE 04/05/2021 LASER SCAN POINTS 7,436,885

GROSS INTERNAL AREA

170.34 sqm / 1833.52 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 172.88 sqm / 1860.86 sqft  
IPMS 3C RESIDENTIAL 163.13 sqm / 1755.92 sqft  
spec id: 607ed5d31079e50dba6ee302



**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.

## Lacy Road, Putney, SW15

An extremely rare, and wide, three bedroom terraced period house in a very convenient West Putney location. The property includes an immaculate private lawned garden and a two storey guest house/studio. The house has been meticulously refurbished by the present owner. It is superbly presented and offers flexible, stylish, and modern accommodation throughout. Lacy road is a short walk to all the major transport links and the many amenities of Putney High Street and the Lower Richmond Road. It is also in the catchment area for a number of highly regarded local primary schools.



- FREEHOLD TERRACED HOUSE
- 1,834 SQ FT
- DOUBLE RECTION
- DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- MASTER BEDROOM WITH WALK IN WADROBE
- TWO FAMILY BATHROOMS
- GUEST BEDROOM
- FURTHER GUEST BEDROOM WITH ACSESS TO TERRACE
- 39 FT PRIVATE GARDEN
- TWO-STOREY GUEST HOUSE/STUDIO CURRENTLY ARRANGED AS: LIVING AREA, UTILITY CUPBOARD, STORAGE AND FURTHER LARGE DOUBLE BEDROOM
- VERY LARGE LOFT STORAGE POTENTIAL TO EXTEND SUBJECT TO THE NECESSARY CONSENTS

GUIDE PRICE

# £1,550,000

Freehold  
Sole Agency



