



HOTHAM ROAD, SW15
£5,000 PER MONTH UNFURNISHED

A bright and spacious four bedroom family house on a sought-after West Putney street with direct access to a communal garden

Putney | 020 8877 1000 | putney@winkworth.co.uk

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This house includes grand proportions and an abundance of natural light throughout. Benefitting from an extensive renovation project including decorating, flooring and windows the property is presented in immaculate condition throughout.

Entered via a front garden and a welcoming entrance hall there is a generous reception room towards the front, with nearly three-metre-high ceilings, refurbished wood flooring and feature fireplace. Through the hall and to your right is a spacious eat-in kitchen with island and garden access. Towards the rear of the property is a second reception room, perfect for a dining room, with access to the circa 40 ft garden. There is also a guest cloakroom and useful basement with utility. The garden benefits from a lawn and mature shrubs and the very rare access to a residents' only communal garden.

The master bedroom is found on the first floor with bay window and built-in wardrobe. There are two further large double bedrooms and a family bathroom. The fourth bedroom is on the top floor with vaulted ceilings, mezzanine dressing area and en-suite shower room.

Hotham Road is located off Erpingham Road and is within a short walk of Putney Heath, the river Thames, Putney mainline station and the number 22 bus on the Lower Richmond Road. Also close at hand are numerous excellent schools.



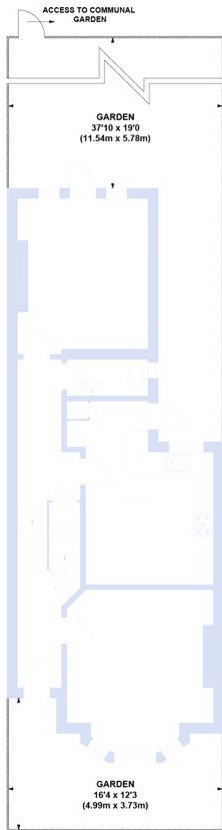


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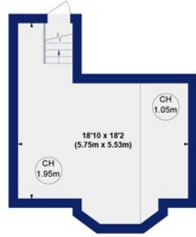
Approx. Gross Internal Area 211.18 sq m / 2273 sq ft



Key :
CH - Ceiling Height



SITE PLAN



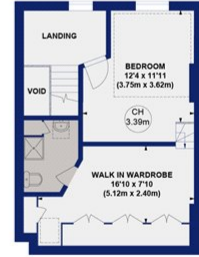
BASEMENT
GROSS INTERNAL
FLOOR AREA 285 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 771 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: 5 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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