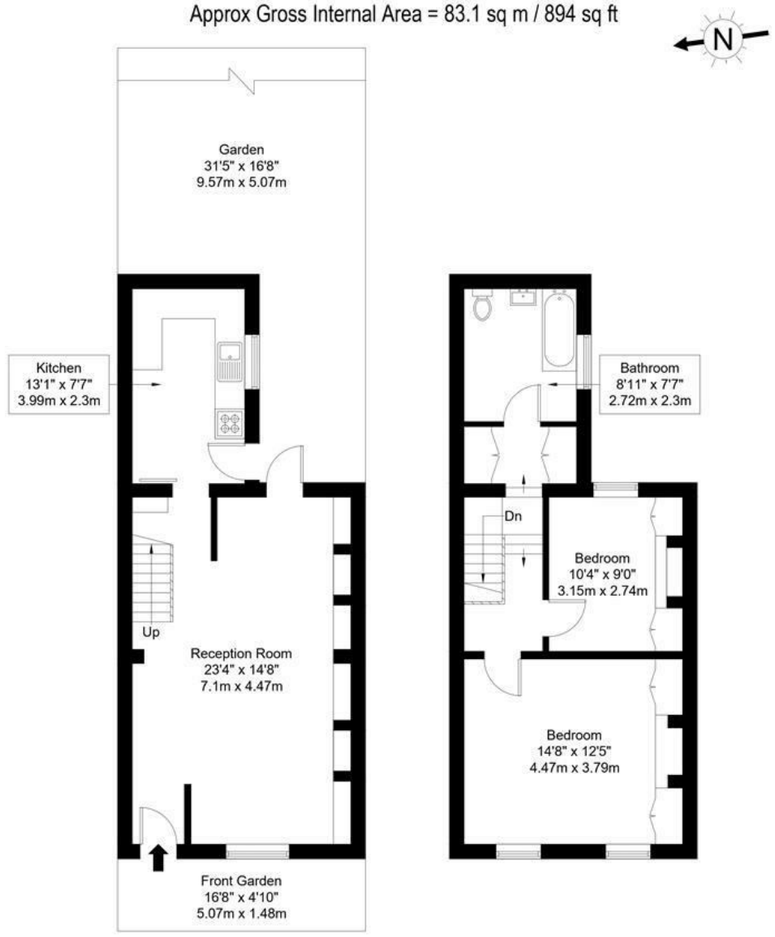
WARREN

The Putney Estate Agent

Lifford Street, SW15 1NY

Approx Gross Internal Area = 83.1 sq m / 894 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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•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.

194 Upper Richmond Road, London SW15 2SH Also at: 139 Lower Richmond Road, London SW15 1EZ
E: **sales@warrenputney.co.uk** T: **020 8780 1100** F: **020 8780 0872**

WARREN

The Putney Estate Agent

Lifford Street, London, SW15

A fantastic opportunity to modernise and extend (STPP) a charming two-double-bedroom Victorian freehold cottage, perfectly situated in a historic enclave of Lower West Putney. Tucked away on Lifford Street—a highly sought-after, exceptionally quiet residential cul-de-sac—this 894 SQ FT property offers incredible potential for a buyer looking to create their ideal home. The house benefits from a peaceful location while remaining just a short walk from Putney High Street's vibrant amenities and comprehensive transport links. It also sits within the catchment area for several highly regarded local schools. Offered with no onward chain and probate already granted.



- 894 SQ FT
- TWO BEDROOMS
- DOUBLE RECEPTION
- PRIVATE GARDEN
- EPC RATING: D
- FREEHOLD VICTORIAN COTTAGE
- KITCHEN
- FAMILY BATHROOM
- QUIET NO THROUGH ROAD
- CHAIN FREE & PROBATE GRANTED

Guide Price

£875,000

Under Offer (SSTC)

E: **sales@warrenputney.co.uk**
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