



**Sprewell House , Lytton Grove, London, SW15 2EU**

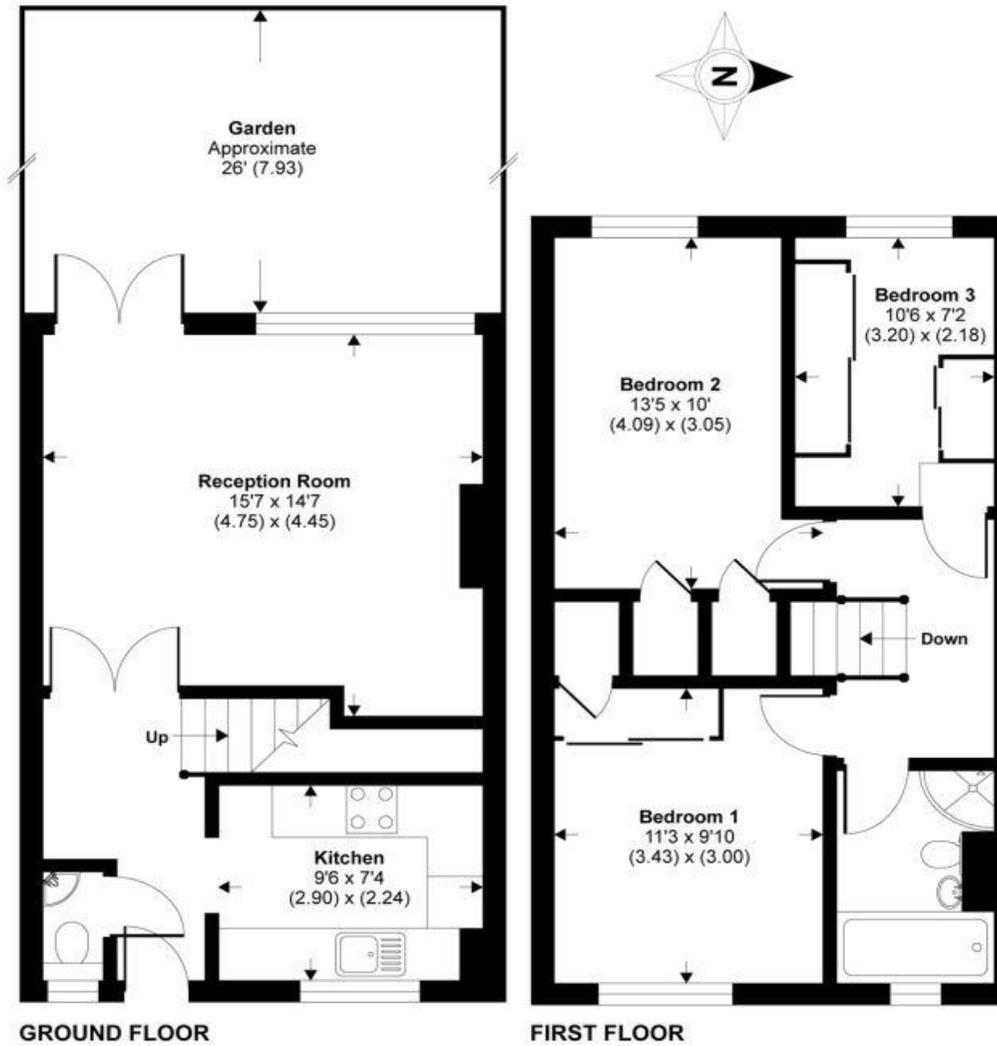
**welcome to**  
**Sprewell House , Lytton Grove**

This split-level maisonette flat is decorated to a high standard with its own private entrance. The ground floor comprises of a kitchen and reception/dining area, upstairs offers three bedrooms and a family bathroom.

Also benefitting from a large private garden and parking permits are available within the Estate grounds.

Lytton Grove is located between Putney Hill and West Hill. Transport into London is available via Putney Rail and East Putney Underground station.





## Sprewell House, Lytton Grove, Putney, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 846 SQ FT 78.59 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

welcome to

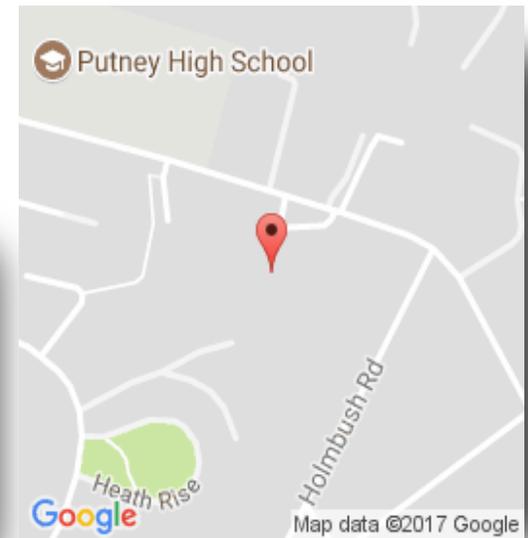
## Sprewell House , Lytton Grove

- Three Bedrooms
- Split Level Maisonette
- West Facing Private Garden
- Fantastic Location just off Putney Hill
- Parking Available

Tenure: Leasehold EPC Rating: C

offers in excess of

**£550,000**



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
PUR105503 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Please note the marker reflects the  
postcode not the actual property

  
barnard marcus



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