

FOR SALE



Gressenhall Road, Southfields, SW18

Guide Price £450,000 Leasehold

 **4**

 **1.5**


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Property Description

Excited to present this four-bedroom split-level flat offered chain-free, spanning the ground and first floors of a well-located building in Southfields.

This inviting home offers an abundance of natural light and well-proportioned living space throughout. The ground floor boasts a bright and expansive open-plan reception area, seamlessly connected to a modern kitchen fitted with contemporary units and integrated appliances. This space opens directly onto a charming, low-maintenance north-facing patio garden — perfect for relaxing or entertaining guests.

Perfectly positioned on Gressenhall Road, the apartment enjoys excellent connectivity, with Southfields and East Putney Underground Stations nearby, offering swift access to the West End and City via the District Line. The A3 is also close at hand, providing easy links to the M25 and Surrey.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer

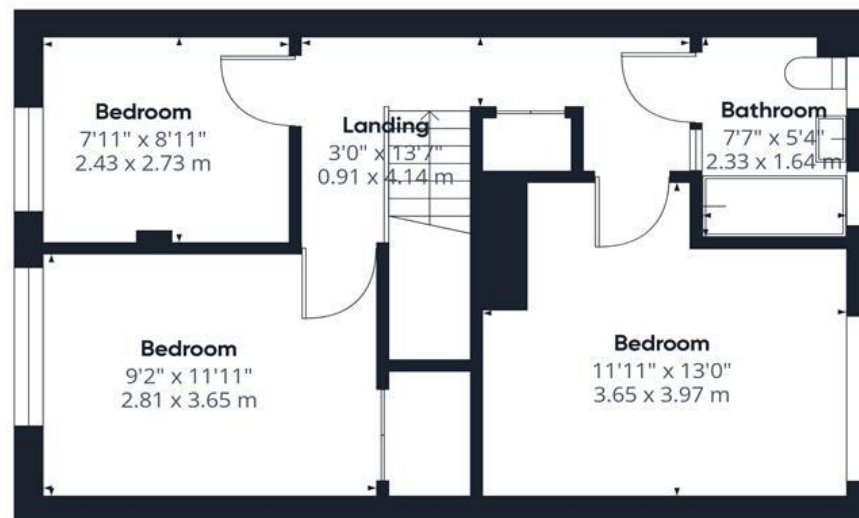
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

858.63 ft²

79.77 m²

Reduced headroom

1.13 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 95 years remaining

Service Charge – £1050

Ground Rent – £0

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Maisonette (Ground Floor)



Construction Type

Brick



Parking

Parking Permit



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of risk: Low



**Proposed Development
in Immediate Locality?**

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



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