

**FOR SALE**



**Gressenhall Road, Southfields, SW18**

**GUIDE PRICE £450,000 Leasehold**

 **4**

 **1**

  
**samuel estates**  
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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 south-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.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



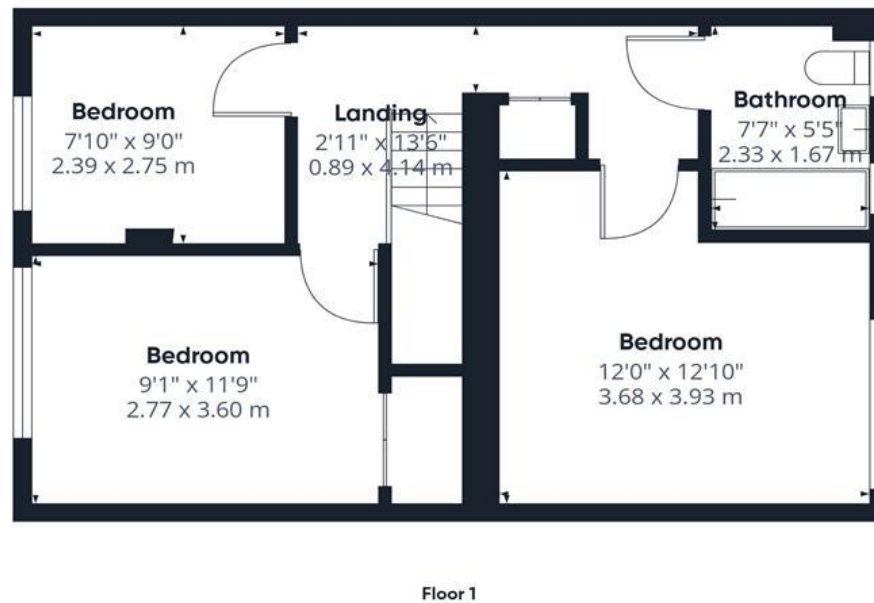
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| 92-100 A                                    |         |                         |
| 81-91 B                                     |         |                         |
| 69-80 C                                     | 80      | 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 |







**Approximate total area<sup>m</sup>**  
853 ft<sup>2</sup>  
79.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**  
Flat (Purpose Build)



**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

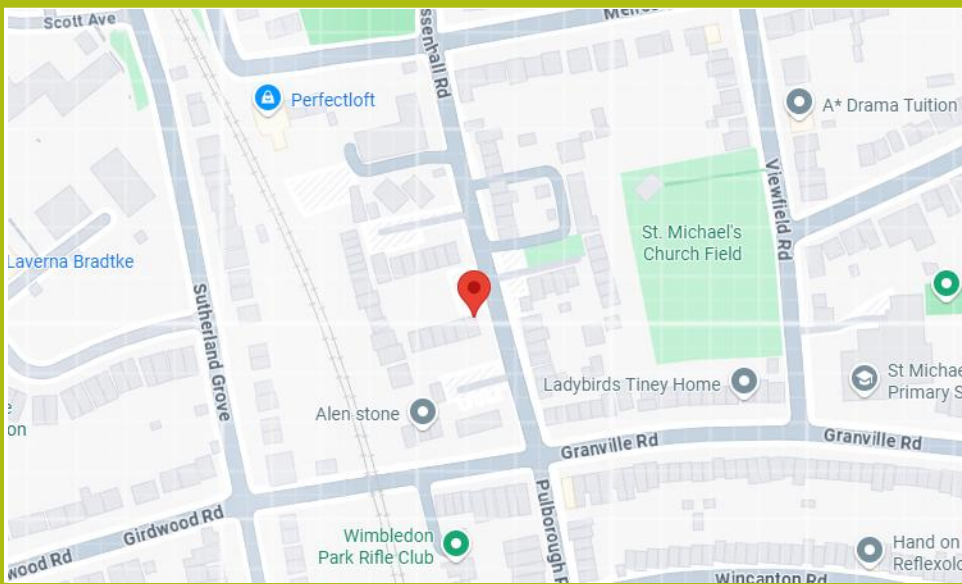


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: 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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