



Chartfield Avenue

London, SW15

Asking Price £850,000

This expansive and contemporary apartment boasts just under 900sq. ft. of lateral living accommodation, further benefitting from two private roof terraces, an allocated underground parking space, residents' gym and concierge.



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- Fourth Floor (Lift Access)
- Two Double Bedrooms
- En-Suite to Master & Family Bathroom
- Large Open-Plan Living Room & Kitchen
- Additional Storage Room
- Two Private Terraces
- Concierge, Residents' Gym
- Allocated Underground Parking
- No Onward Chain



This beautiful apartment has only had one owner since being newly built in 2011 and has received very limited use, remaining in impeccable condition throughout. Situated on the 4th floor of this highly desirable development, the flat comprises two double bedrooms, two bathrooms, and open-plan living, as well as an additional storage room which could be used as a study. The larger of the two private terraces boasts a West-facing aspect and is ideal for entertaining. Notably, the flat is situated at the rear of the development, away from Putney Hill, making it very quiet and tranquil, whilst the excellent transport links of Putney Station is just 0.3 miles away.

Tenure: Leasehold expires 01/01/2166

Service Charge: £4200 12h concierge service, communal electricity, parking area maintenance, door entry system, cctv, cleaning, lift maintenance, fitness maintenance, external window cleaning

Ground Rent: £300

Local Authority: Wandsworth

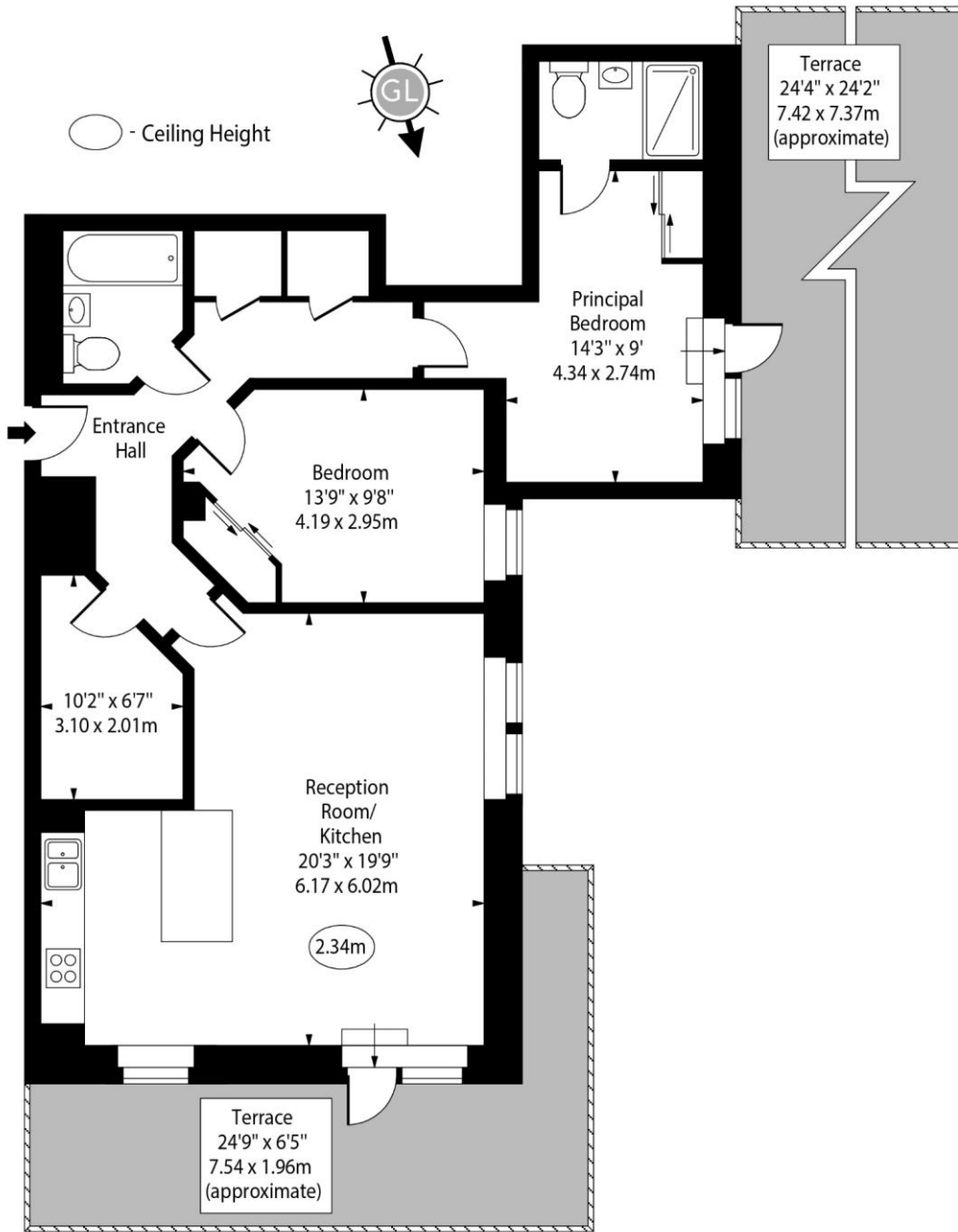
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	82
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Fourth Floor

Approx Gross Internal Area 895 Sq Ft - 83.15 Sq M

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