



Beaumont

St. John's Avenue, SW15

Asking Price £580,000

A beautifully position two double bedroom apartment. Benefitting from large South facing reception room, garage, communal gardens and is sold chain free.



Beaumont

St. John's Avenue, SW15

- Two Double Bedrooms
- 880sf
- Garage
- South Facing Living Room
- Share of Freehold
- Chain Free
- 0.2 miles to East Putney Tube
- Double glazed



A beautifully positioned two double bedroom apartment. Benefits from large South facing reception room, garage, communal gardens and is sold chain free.

Located on one of Putney's most desirable roads you have this third floor apartment, with lift access, garage and 880sqf of accommodation.

The property comprises a large separate living room, with large South facing windows, filling the property with natural light. Measuring at 21ft by 15ft there is more than enough room for a dining room table as well as various living room soft furnishings. The whole property is double glazed throughout.

There is a separate kitchen, two large double bedrooms and a family bathroom off the sizeable entrance hallway.

Ideally located, Beaumont is within easy reach of both Putney Mainline (0.3 miles) station and East Putney Underground (0.2 miles). Whilst being on a quiet road you also have easy access to the High Street, the river, Wandsworth Park and Putney

Tenure: Leasehold (Expires: 24/06/2116) plus Share of Freehold
Service Charge: £2,637.74 p.a. (includes; services, repairs, maintenance, improvements, insurance or the landlords costs of management
Ground Rent: Peppercorn
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

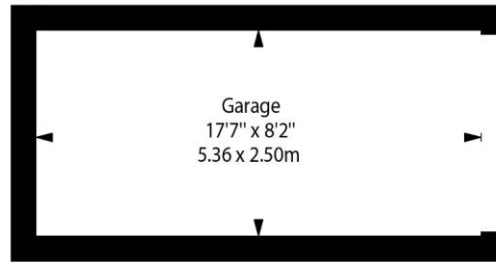
Chestertons Putney Sales

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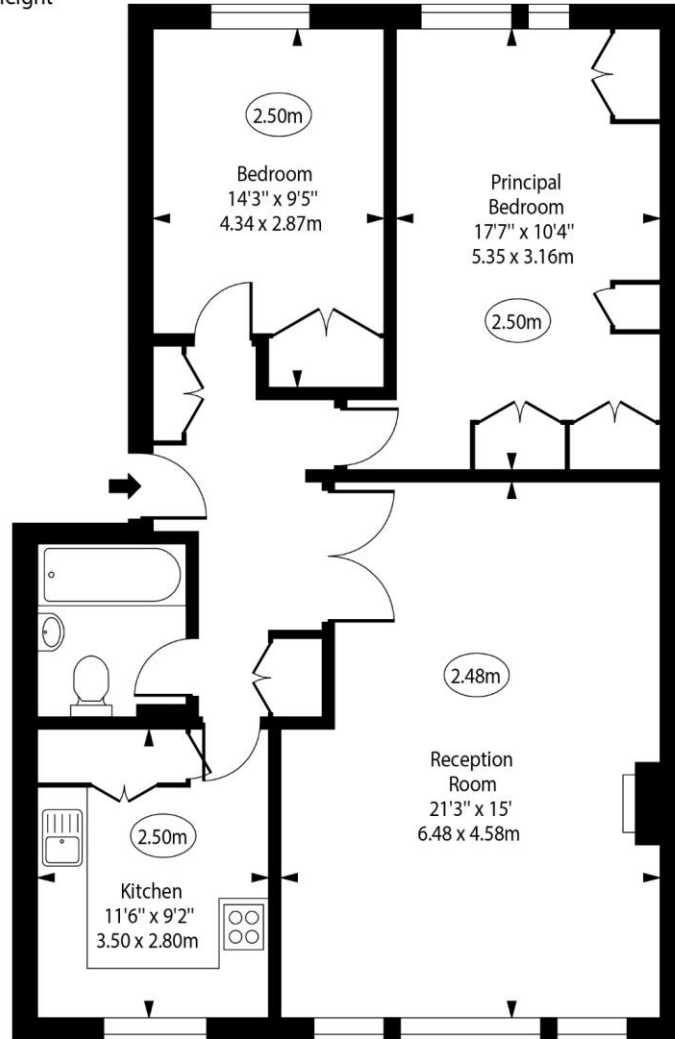
Beaumont,
St John's Avenue, SW15



○ - Ceiling Height



Ground Floor



Third Floor

Approx Gross Internal Area 880 Sq Ft - 81.75 Sq M

Garage Area 151 Sq Ft - 14.02 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024172R

