



College House

Putney Hill, SW15

Asking Price £585,000

Modern two bed upper floor flat with underground allocated parking and West facing corner balcony featuring breath-taking sunset views. Situated in a central location on Putney Hill close to Putney Station, the High Street and Putney Heath.

CHESTERTONS



College House

Putney Hill, SW15

- Modern flat
- Two double beds
- Bright and airy
- Upper floor with pleasant views
- Private West facing balcony
- Residents amenities - gym, parking, concierge
- Central location to Putney
- Putney station 0.3 miles



Modern two bed upper floor flat with underground allocated parking and West facing corner balcony featuring breath-taking sunset views. Situated in a central location on Putney Hill close to Putney Station, the High Street and Putney Heath.

The flat is in an advantageous position on an upper floor overlooking the communal gardens and on the corner with extra windows and light. It consists of two double bedrooms, good storage cupboards and ample built in shelving located on the wide hallway, a modern family bathroom and fitted kitchen with modern integrated appliances and open-plan, offset living room which leads out to a West facing corner balcony perfect for entertaining, while taking in beautiful sunsets or enjoying dinner al fresco . The property benefits from Underfloor heating throughout, built in sound system and secure bicycle storage.

Putney Square is a luxury residential development arranged around a central landscaped courtyard. Amenities include underground parking, concierge services, a residents' gym and landscaped gardens with an elegant water feature.

Service charge is very competitive and covers professional gardener, resident's gym, concierge, maintenance and servicing and a reserve

Tenure: Leasehold expires 01/01/2166

Service Charge: £3963.28 Includes; Building utilities, cleaning, gardening, heating, fountain, gym & general maintenance, pest control, fire equipment, servicing, security systems, cctv, reserve fund

Ground Rent: £300 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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

153 Upper Richmond Road

London

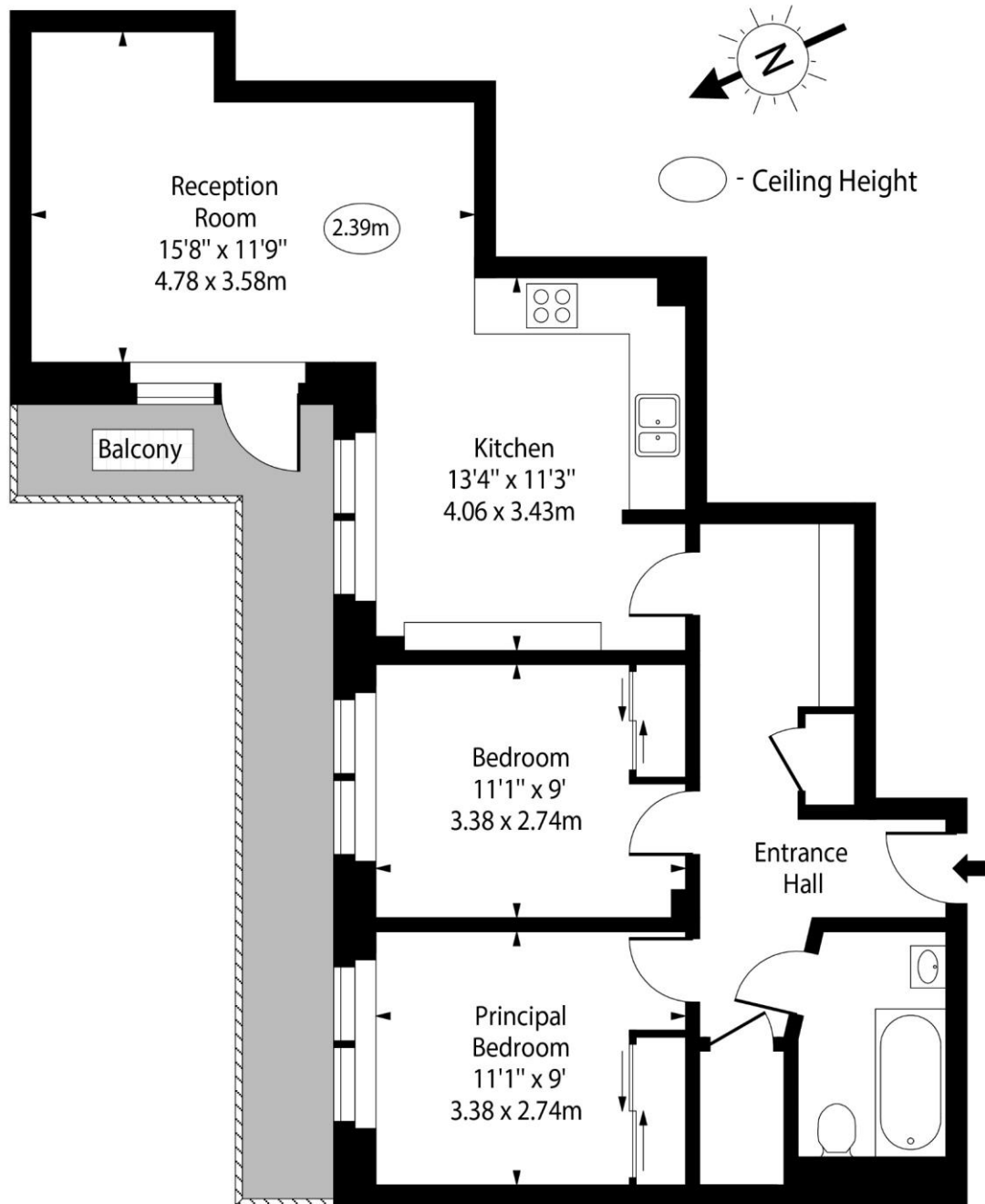
SW15 2TX

putney@chestertons.co.uk

020 8246 5959

chestertons.co.uk

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Fifth Floor

Approx Gross Internal Area 700 Sq Ft - 65.03 Sq M

For Illustration Purposes Only - Not To Scale

