



Newnham House

Manor Fields, SW15

Asking Price £650,000

Located in the highly sought-after Manor Fields private development, this spacious ground floor, 2-bedroom apartment offers exceptional living and entertaining space in a tranquil setting, surrounded by beautiful communal gardens.



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Manor Fields, SW15

- Spacious, 1042 sq. ft. 2 bedroom flat
- Delightful communal gardens
- Private parking
- Ground floor
- Porter/caretaker
- Night time security



Located in the highly sought-after Manor Fields private development, this spacious ground floor, 2-bedroom apartment offers exceptional living and entertaining space in a tranquil setting, surrounded by beautiful communal gardens.

The accommodation offers over 1042 ft. of living space with 2 double bedrooms, large bathroom, kitchen, reception room and adjoining dining room with bay window that allows natural light to stream through. Further benefits include off-street parking, on-site porter & communal gardens.

Manor Fields is an Art Deco style private development located just off Putney Hill. Local transport into London is available via Putney mainline station & East Putney Underground station. Excellent restaurants, bars, cafes and shops can be found on the nearby Putney High Street.

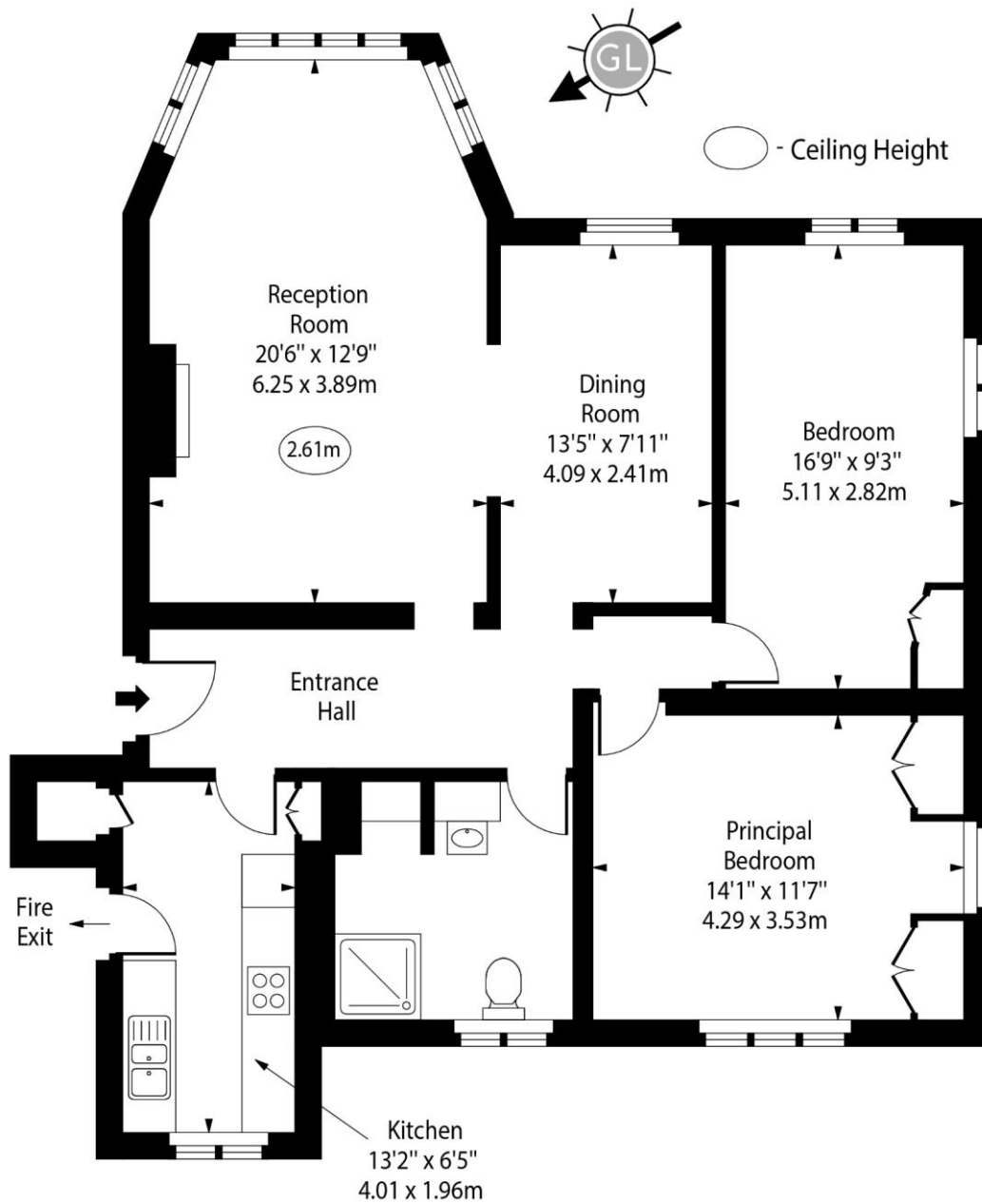
Tenure: Leasehold (expires 01/04/2983)
Service Charge: £7449.1 p.a.
Ground Rent: peppercorn
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(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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Manor Fields, SW15



Ground Floor

Approx Gross Internal Area 1042 Sq Ft - 96.80 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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