



# Lyle Park

Putney Hill, SW15

Asking Price £650,000

A superb top floor apartment, exuding a great sense of light & space, situated within Lyle Park, a prestigious gated development comprising a beautiful red brick Victorian building on Putney Hill with allocated parking & communal gardens.



# Lyle Park

Putney Hill, SW15

- Prestigious landmark building
- Gated Development
- Communal gardens
- Secure allocated parking
- Further communal parking
- 0.8 miles to East Putney Underground Station
- 0.6 miles to Putney mainline station



A superb top floor apartment, exuding a great sense of light and space, situated within Lyle Park, a prestigious gated development comprising a beautiful red brick Victorian building situated on Putney Hill with allocated parking and communal gardens.

The accommodation comprises 2 double bedrooms, 2 bathrooms (1 en-suite), smart contemporary kitchen open plan to the beautiful light reception room with feature fireplace and wood floors.

The property is located on Putney Hill, by the green open spaces of Putney Heath, and benefits from excellent bus services leading to the West End and the City. Putney mainline station is 0.6 miles away with easy routes into London Victoria and London Waterloo, and East Putney Underground (District Line) is 0.8 miles away.

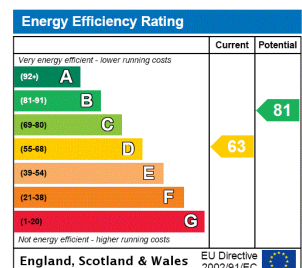
**Tenure:** Leasehold (24/063001)

**Service Charge:** £3317.93 building insurance, terrorism cover, garden, cleaning, electricity, repairs, maintenance water mang. acc. fees, concierge part time

**Ground Rent:** £250

**Local Authority:** Wandsworth

**Council Tax Band:** F



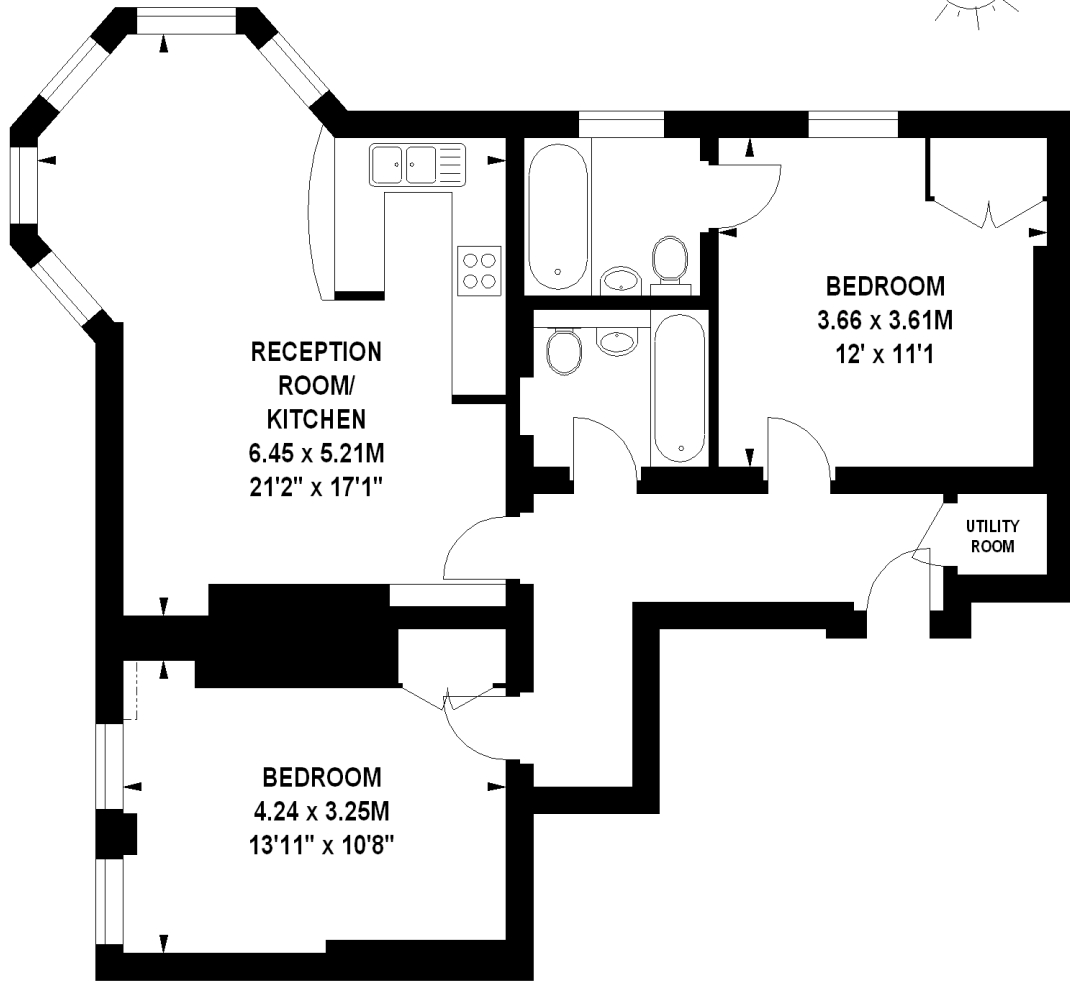
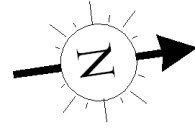
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# Lyle Park, SW15

Approximate gross internal area

76.18 sq m / 820 sq ft



## Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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