



# Lytton Grove

Putney, SW15

Guide Price £4,250,000

A stunning turn of the century detached house, fully modernised throughout, with, south facing garden, off-street parking and garage.





# Lytton Grove

## Putney, SW15

- A stunning turn of the century detached family house
- Circa 4,000 sq. ft. of living accommodation (excluding garage)
- South facing garden
- Off-street parking on driveway
- Double garage
- Well located for transport and shopping facilities as well as schools and green spaces.



The property is presented in stunning condition having been refurbished around 10 years ago by the current owners to a particularly high specification.

The ground floor comprises; a large hallway with staircase, WC, a grand reception room with large windows and feature fireplace, a study/small reception room and an open-plan kitchen/living/dining room overlooking the side and rear gardens. The high-specification kitchen features a large island with stone worktop and access to a large storage and utility room.

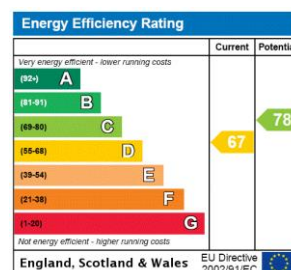
Upstairs accommodation comprises six spacious bedrooms and four luxuriously fitted bathrooms, including a beautiful main bedroom with en-suite. Further benefits include a cellar, a south facing garden with side and rear access, driveway off-street parking and a double garage.

Lytton Grove is within very easy reach of many local facilities including Putney Heath and Wimbledon Common. Putney High Street provides a first class range of multiple shopping and transport facilities, both Putney Mainline and East Putney Underground Stations allow for swift access into and out of the City. Please note there is pedestrian short cut access through to East Putney from Lytton Grove.

**Tenure:** Freehold

**Local Authority:** London Borough of Wandsworth

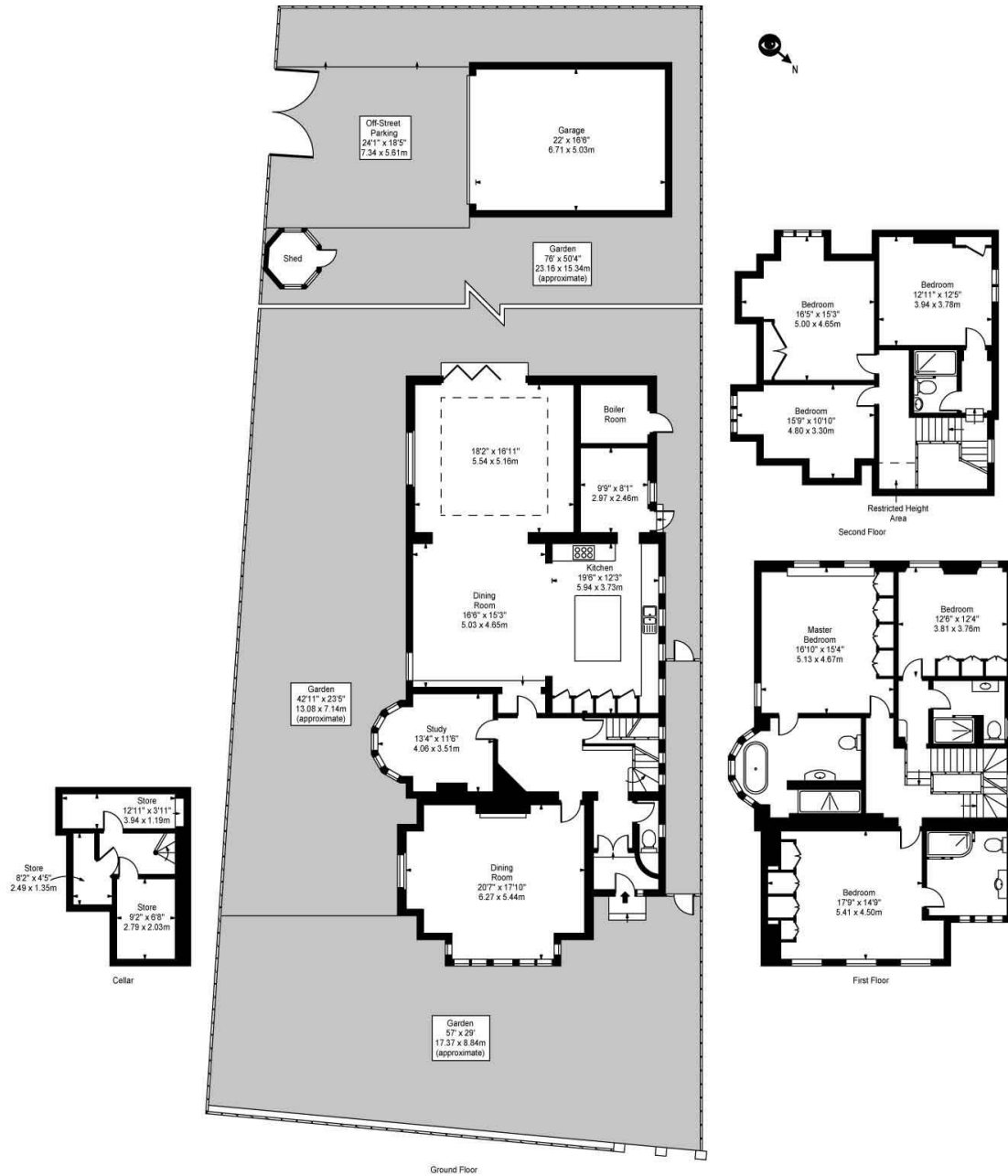
**Council Tax Band:** H



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Lytton Grove,  
Putney, SW15



Approx Gross Internal Area 3915 Sq Ft - 363.70 Sq M  
(Including Restricted Height Area & Cellar)  
(Excluding Shed & Garage)  
For Illustration Purposes Only - Not To Scale  
Floor Plan by www.bpmmediagroup.com  
Ref No. P55029