



Selwyn House

Manor Fields, SW15

Asking Price £1,000,000

This stunning lateral apartment is an exceptional example of a Manor Fields home offering in excess of 1450 sq. ft. with a South-facing living room overlooking the magnificent communal gardens.

CHESTERTONS



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- Four bedrooms
- Two bathrooms
- South facing living room
- Eat in kitchen
- Third floor with lift
- Garage
- Beautifully manicured communal gardens



Beautifully renovated and maintained by the current owner this apartment is located in quiet and desirable Selwyn House, part of the Manor Fields Estate. Enjoying panoramic views of the communal gardens and beyond, the flat presents a wonderful opportunity for a new owner to purchase a turn key property in this ever-popular development.

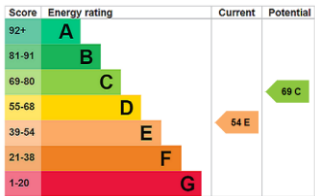
As you enter you are greeted by a spacious hallway with extensive storage options. To your right is a large double reception room flooded with natural light, presenting an elegant space for living as well as dining with bay windows, Art Deco period features and enjoying a southerly view over the main lawn. There is a large well-designed kitchen which incorporates plenty of preparation and storage space, top-of-the-range appliances and an eat-in breakfast bar.

The property boasts four bedrooms, presenting great flexibility, with one room currently designed as an office/fourth bedroom. The principal and second bedrooms are very spacious with thoughtfully designed fitted cupboards and drawers. There are two bathrooms, the main one fitted with a bath as well as a separate shower and ample cupboard space. Underfloor heating is installed throughout the property.

Further benefits include off-street parking, a garage, a lift, on-site portorage and estate office, loft storage and 12 acres of varied communal gardens.

Manor Fields is a charming development and always popular owing to its Art Deco period style, extensive gardens, ease of parking and safety. It is walking distance to Putney town centre, mainline Putney station, East Putney tube (District line) and moments from Putney Heath offering a vast green space. There are numerous bus routes just outside the estate and some popular leisure facilities in the area such as the Wimbledon Park/Common golf courses, Richmond Park, LTA and Roehampton Club.

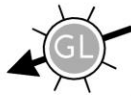
Tenure: Share of Freehold (Expiry: 01/04/2983)
Service Charge: £10,500 p.a.
Local Authority: London Borough of Wandsworth
Council Tax Band: G



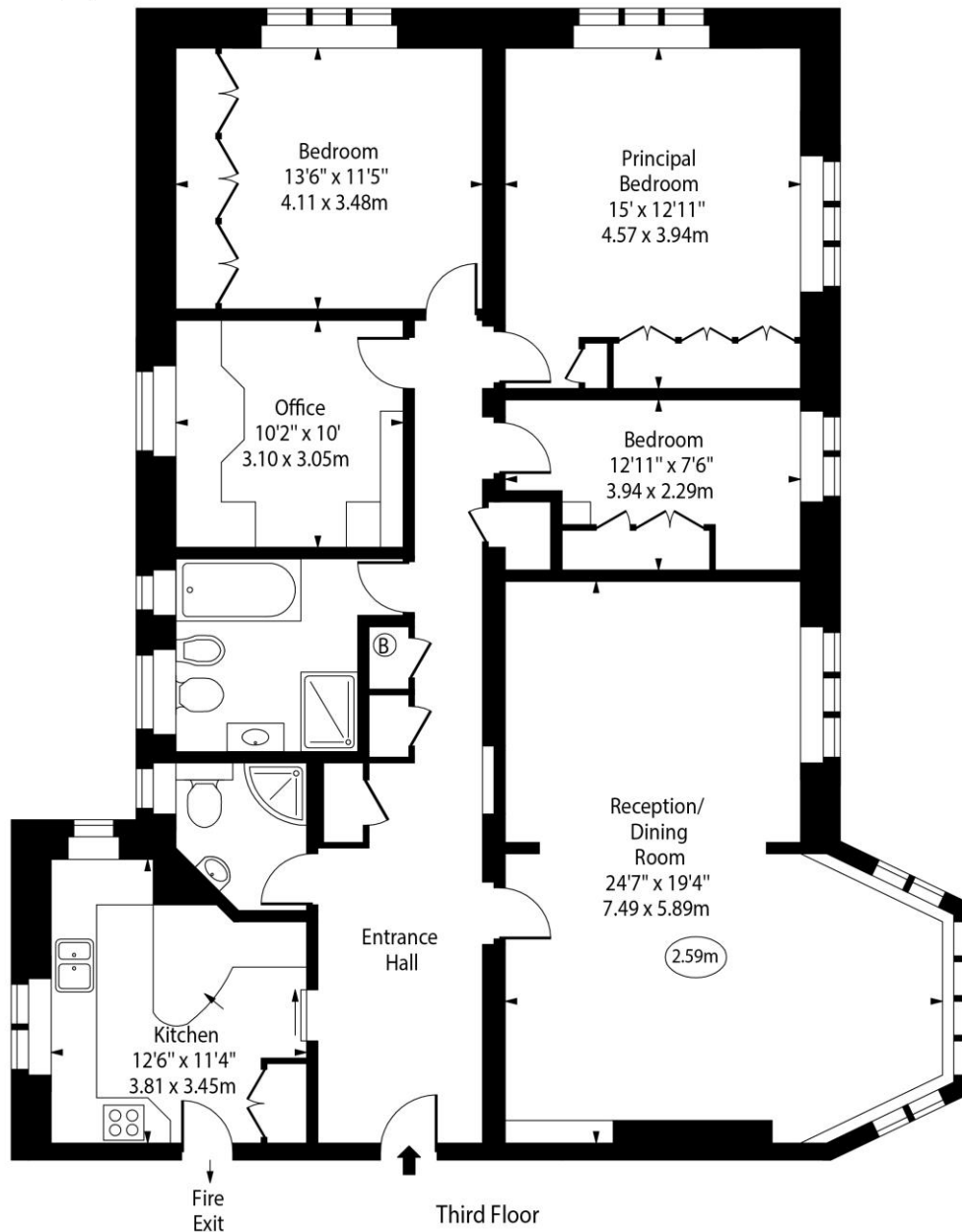
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Selwyn House,
Manor Fields,
Putney, SW15



○ - Ceiling Height



Approx Gross Internal Area 1457 Sq Ft - 135.36 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
Measured according to the RICS

For Illustration Purposes Only - Not To Scale

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