



# Manfred Court

Manfred Road, SW15

Asking Price £550,000

A well-presented two-bedroom apartment set on the third floor of a sought-after development near East Putney Station.

CHESTERTONS





# Manfred Court

## Manfred Road, SW15

- Prime location near East Putney Station
- Spacious reception room
- Two double bedrooms
- Access to communal gardens
- Residents' parking (first come, first served)
- Bike storage available



This well-presented third-floor apartment is ideally located just a short walk from East Putney Underground Station, offering excellent transport links and convenience.

The property is in excellent condition throughout and comprises a generous reception room, a contemporary fully fitted kitchen with integrated oven and hob, a modern bathroom with underfloor heating, and two well-proportioned double bedrooms.

Additional benefits include attractive communal gardens, bike storage, and a residents' parking area operated on a first come, first served basis. Offered with a share of the freehold.

The property is a few minutes walk from East Putney with plenty of shops, restaurants, cafes and access to the District line tube. 0.6 miles from Putney rail station and Putney High Street. Wandsworth's Southside Shopping Centre and Ram Quarter are also within walking distance from the flat, as is Wandsworth Park.

**Tenure:** Leasehold expires (01/01/3000)

**Service Charge:** £1996.5 Plus reserve fund £1,041.67

**Ground Rent:** Peppercorn

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

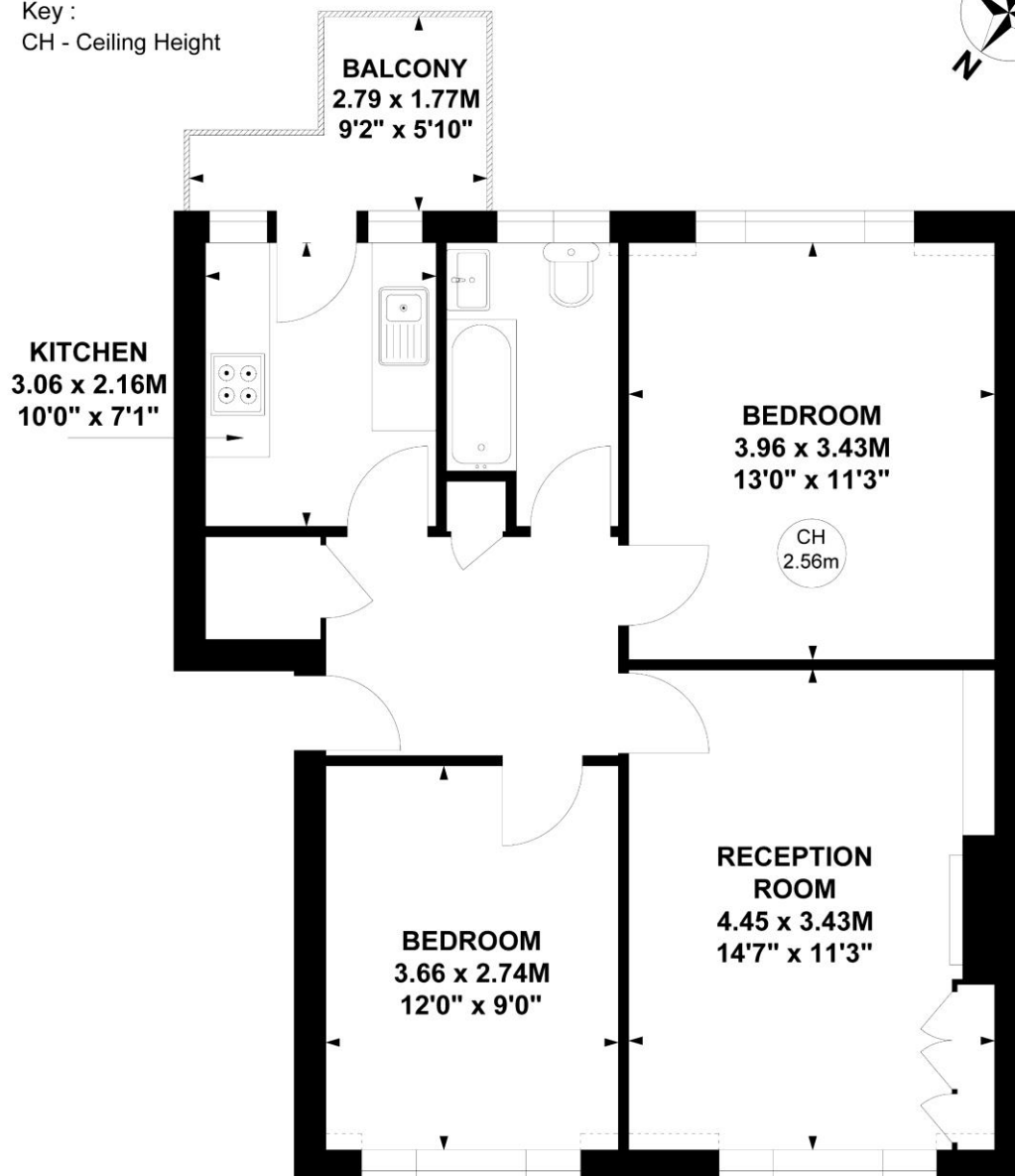
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# Manfred Court, SW15

Approximate gross internal area

57.56 sq m / 620 sq ft

Key :  
CH - Ceiling Height



## Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

