



Quill Lane

London, SW15

Asking Price £750,000

A thoughtfully modernised two-bedroom apartment combining period character with contemporary style, featuring private outdoor spaces, quietly positioned on Quill Lane in the heart of West Putney.

CHESTERTONS



Quill Lane

London, SW15

- Split-level conversion apartment arranged over the first and second floors
- Two double bedrooms both with en-suite bathrooms
- Private balcony and roof terrace with leafy outlooks
- Situated on Quill Lane, a quiet pedestrian street in West Putney
- No through traffic, offering a peaceful residential setting
- Short walk to Putney High Street with a wide range of shops, cafés, and restaurants
- Excellent transport links via Putney Mainline Station, Putney Bridge and East Putney Underground (District Line)
- Close to Putney Common, the River Thames, and a variety of local green spaces
- Within easy reach of well-regarded local schools and amenities



Situated on a peaceful, tree-lined pedestrian lane in West Putney, this split-level two-bedroom apartment has been fully refurbished to create a bright, comfortable home that blends classic features with modern design.

The first floor includes a spacious living room with tall ceilings and large windows, allowing natural light to pour in throughout the day. A newly fitted kitchen features a contemporary finish, quartz worktops and practical storage, complete with quality integrated appliances including a Neff hob and Miele oven. Also on this floor is a well-proportioned second bedroom with an en-suite shower room and access to a private balcony, a lovely space to enjoy the outdoors in warmer months.

Upstairs, the main double bedroom offers generous fitted storage and opens onto a sunny summer roof terrace with open views across the surrounding gardens. This elevated outdoor space enjoys sunlight from early spring through to autumn, making it perfect for outdoor dining, entertaining, or quiet relaxation. A modern bathroom completes the upper level.

The apartment has been upgraded with energy-efficient features, including a German mechanical heat recovery ventilation (MVHR) system and double-glazed sash windows.

Located just a short walk from Putney High Street, residents benefit from excellent local shops, cafés, and transport connections, with both Putney Bridge and East Putney stations within easy reach. Despite its convenience, the home enjoys the calm and privacy of Quill Lane's no-through setting.

A smart, low-maintenance home with a standout sunny summer roof terrace, set in a highly sought-after part of West Putney.

Tenure: Leasehold (Expiry: 29/06/2132)

Service Charge: Building insurance contribution £248 p.a. plus an administration fee of £40 p.a.

Ground Rent: £100 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

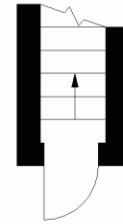
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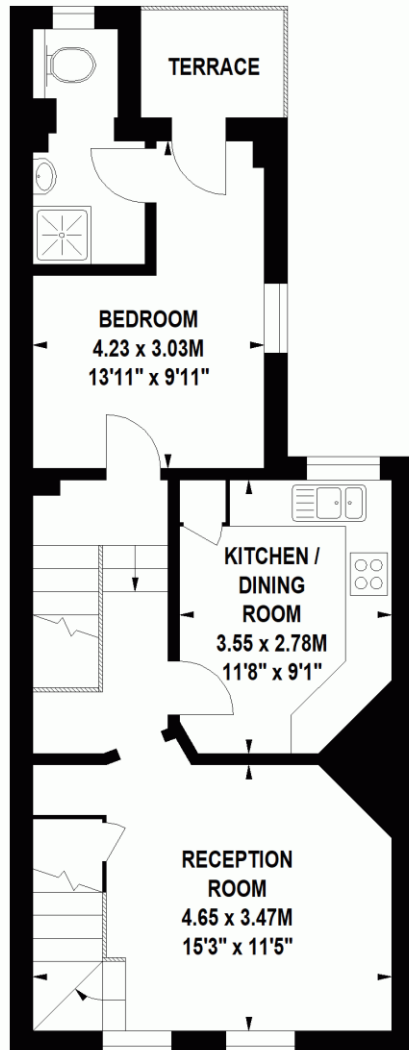
Quill Lane, SW15

Approximate Gross Internal Area 80 sq m / 861 sq ft
(Including Eaves Storage)

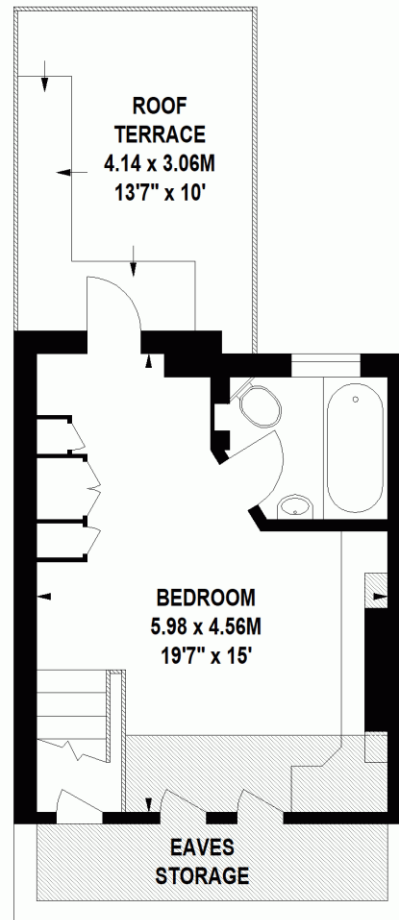
 Under 1.5m head height



**Ground Floor
Entrance**



First Floor



Second Floor

Floor Plan produced for Chestertons by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

