

Burston Road, London **SW15**





The Property

Nestled on the top floor of an exclusive low-rise building, this impeccably presented penthouse offers a bright and stylish living space in one of Central Putney's most sought-after locations. Spanning the entire third floor, the apartment enjoys a superb West-facing terrace that frames breathtaking, unobstructed views over the surrounding area, including the charming Victorian church grounds nearby. The expansive reception room, bathed in natural light, features bi-fold doors that seamlessly open to the terrace, perfect for indoor-outdoor living. Adjacent to the reception is a beautifully designed, bespoke open plan kitchen, fully equipped with top-of-the-range appliances.

The property boasts two generously sized double bedrooms, each with its own luxurious en-suite bathroom. The principal suite further benefits from a walk-in dressing room with custom shelving and built-in storage.

Situated on a peaceful residential street, this property offers a tranquil retreat while being just moments from the bustling heart of Putney High Street, with its abundance of shopping, dining, and entertainment options. Putney Underground and Mainline Stations are nearby, ensuring easy access to the city.

Guide Price: £1,400,000

Tenure: Leasehold, 989 years remaining

Service Charge: £5,961 per annum

Reviewed annually, next review date 2026.

Ground Rent: £400 per annum

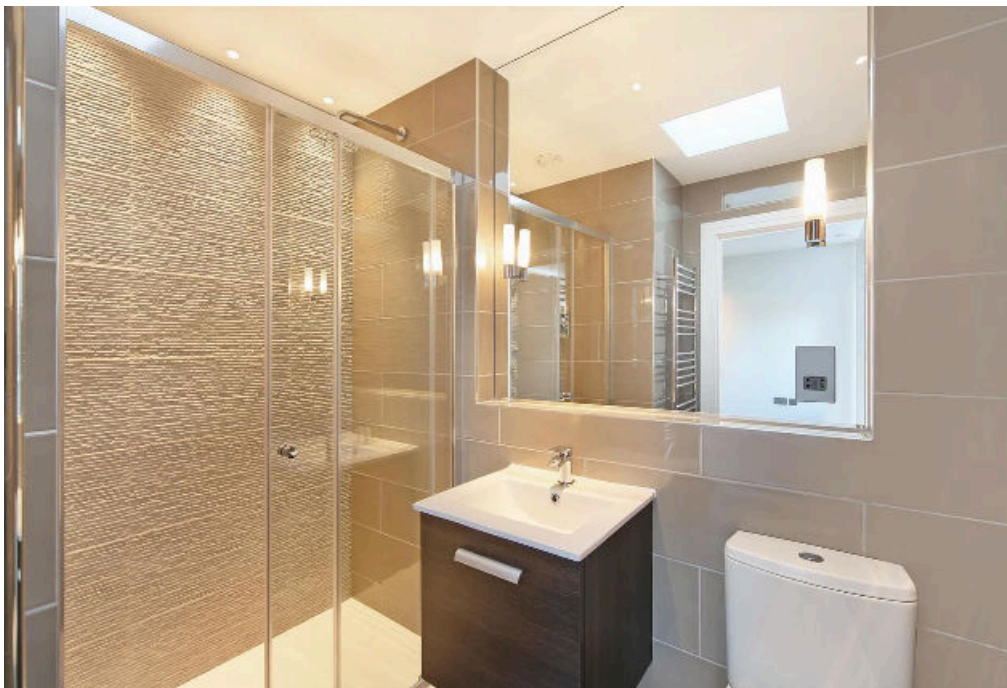
Reviewed annually, next review date 2026.

Local Authority: London Borough of Wandsworth

Council Tax Band: F

EPC: B



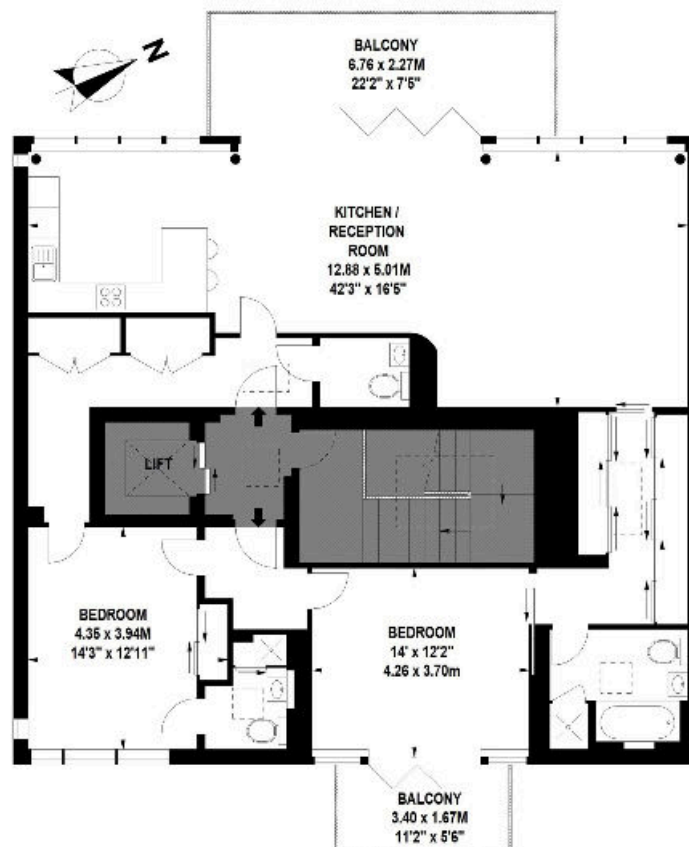




Avant Apartments, Burston Road, SW15

Approximate Gross Internal Area 126 sq.m / 1356 sq. ft

Excluding Communal Area of Approximately 27 sq.m / 291 sq. ft



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ross Jordan

020 3830 8634

ross.jordan@knightfrank.com

Danielle Gaughan

020 7861 5487

danielle.gaughan@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2025. Photographs and videos dated February 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.