



# Marlin House

St. John's Avenue, SW15

Asking Price £525,000

A bright and well-presented two-bedroom, two-bathroom apartment with a private south-west facing balcony and underground parking, ideally located close to Putney High Street and transport links.

**CHESTERTONS**



# Marlin House

St. John's Avenue, SW15

- Two generous double bedrooms
- Principal bedroom with en-suite bathroom
- Bright open-plan reception and living space
- Modern kitchen with integrated appliances
- Family bathroom
- Private south-west facing balcony
- Underground parking
- Well-presented throughout
- Chain free
- Moments from Putney High Street amenities
- Close to Putney mainline station (Waterloo)
- Convenient for East Putney Underground station (District Line)
- Excellent local bus routes nearby
- Easy access to local cafés, restaurants and shops



Set on one of Putney's most desirable residential roads, this beautifully presented two-bedroom apartment offers stylish modern living with the added benefits of a private south-west facing balcony and underground parking.

Extending to approximately 767 sq. ft, the property centres around a bright open-plan reception and kitchen area, creating an impressive and sociable living space ideal for both relaxing and entertaining. The contemporary kitchen features integrated appliances and complements the modern feel throughout the apartment.

There are two generous double bedrooms, including a principal bedroom with en-suite bathroom, alongside a separate family bathroom finished to a high standard. Large windows and the south-west facing aspect allow for excellent natural light throughout the apartment.

Further benefits include secure underground parking and a highly convenient location just moments from Putney High Street, Putney mainline station and East Putney Underground station, providing excellent transport connections into Central London.

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**Tenure:** Leasehold (Expiry: 28/09/2979)

**Service Charge:** £2,261 p.a. plus £783.26 p.a. Reserve Funds

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### *Chestertons Putney Sales*

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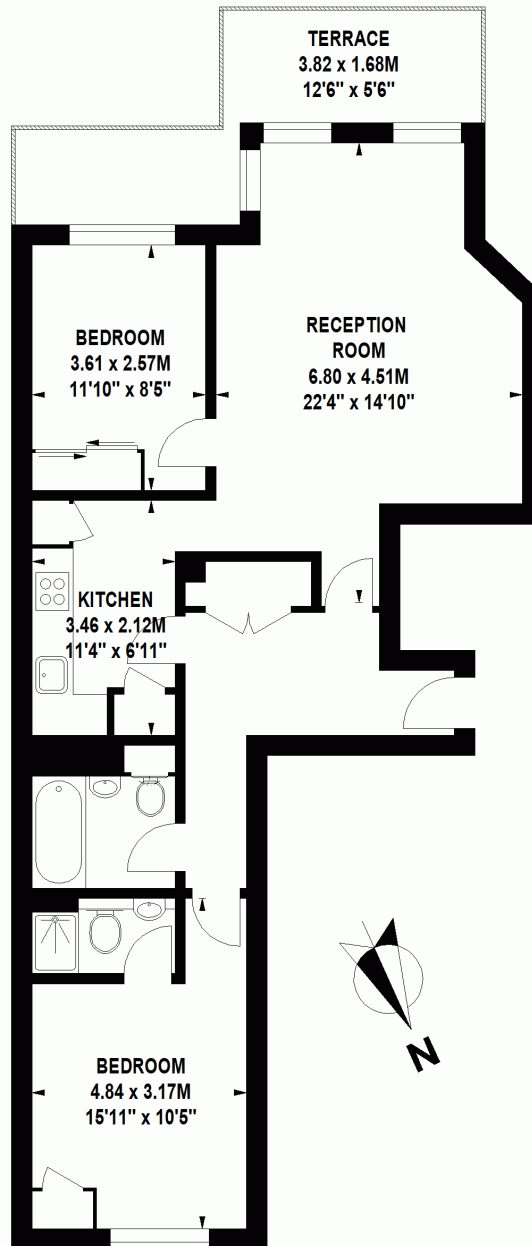
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**Marlin House,  
St. Johns Avenue, SW15**

**Approximate Gross Internal Area 73 sq m / 786 sq ft**



**Raised Ground Floor**

Floor Plan produced for Chestertons by Mays Property Marketing © . 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.

