



# Santos Road

London, SW18

Asking Price £475,000

A well-presented top-floor one-bedroom apartment set within an attractive Victorian conversion, ideally located close to East Putney station and local amenities.

**CHESTERTONS**



# Santos Road

London, SW18

- Top-floor apartment within a Victorian conversion
- One double bedroom
- Bright reception room
- Fitted kitchen
- Modern bathroom
- Chain Free
- Close to East Putney Underground station (District Line)
- Convenient for Putney High Street shops and amenities
- Within easy reach of Wandsworth Park
- Excellent bus connections to Wandsworth, Clapham, Richmond and Fulham



Set on the top floor of an attractive Victorian conversion, this well-presented one-bedroom apartment offers bright, well-arranged accommodation in the heart of East Putney.

The property features a spacious reception room, a well-appointed fitted kitchen and a modern bathroom, all maintained in lovely condition throughout. The flat also retains attractive character features, including original floorboards in the hallway, while good built-in storage adds to the practicality of the home.

Further benefits include a long lease and low service charges, making the property an appealing option for both first-time buyers and investors.

Santos Road is a highly regarded residential street in East Putney, ideally located close to East Putney Underground station and the shops and amenities of Putney High Street. The green open spaces of Wandsworth Park are within easy reach, while excellent bus connections provide convenient access to Wandsworth, Clapham, Richmond and Fulham.

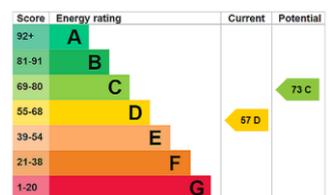
**Tenure:** Leasehold (Expiry: 25/03/2200)

**Service Charge:** £462.39 p.a. Flat 1 pays 25% of the building insurance and of any works carried out to the communal area

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

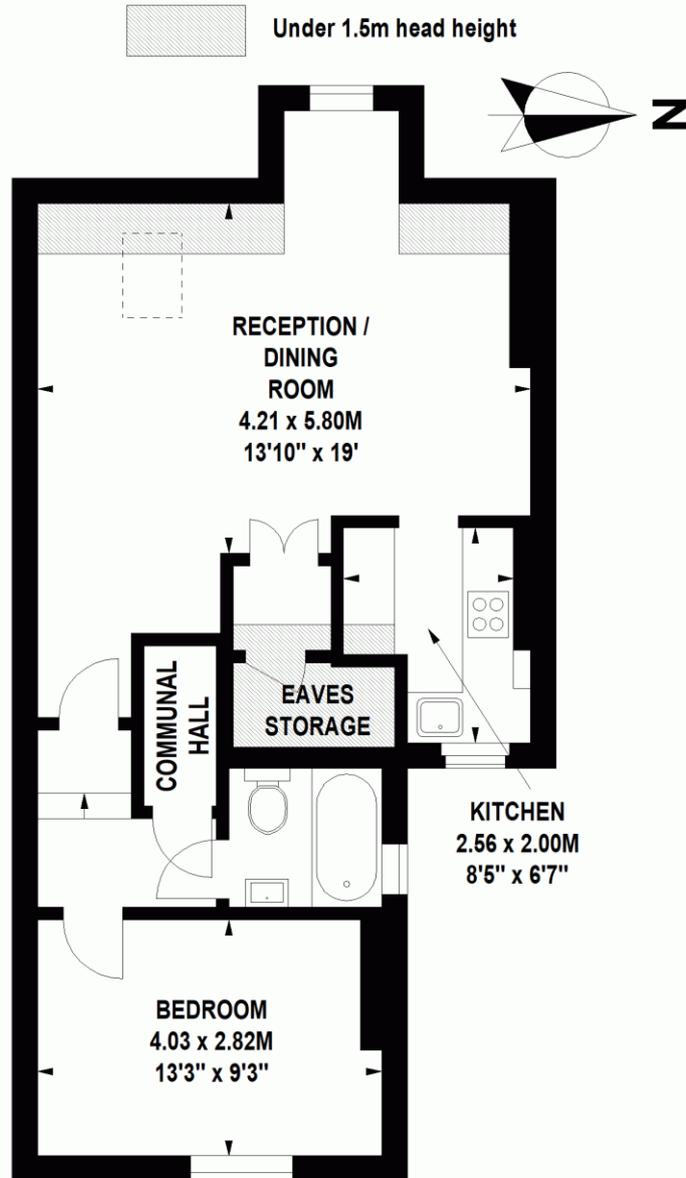


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# Santos Road, SW18

Approximate Gross Internal Area 55 sq m / 592 sq ft  
Including Eaves Storage of 2 sq m / 22 sq ft



## Second 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.

