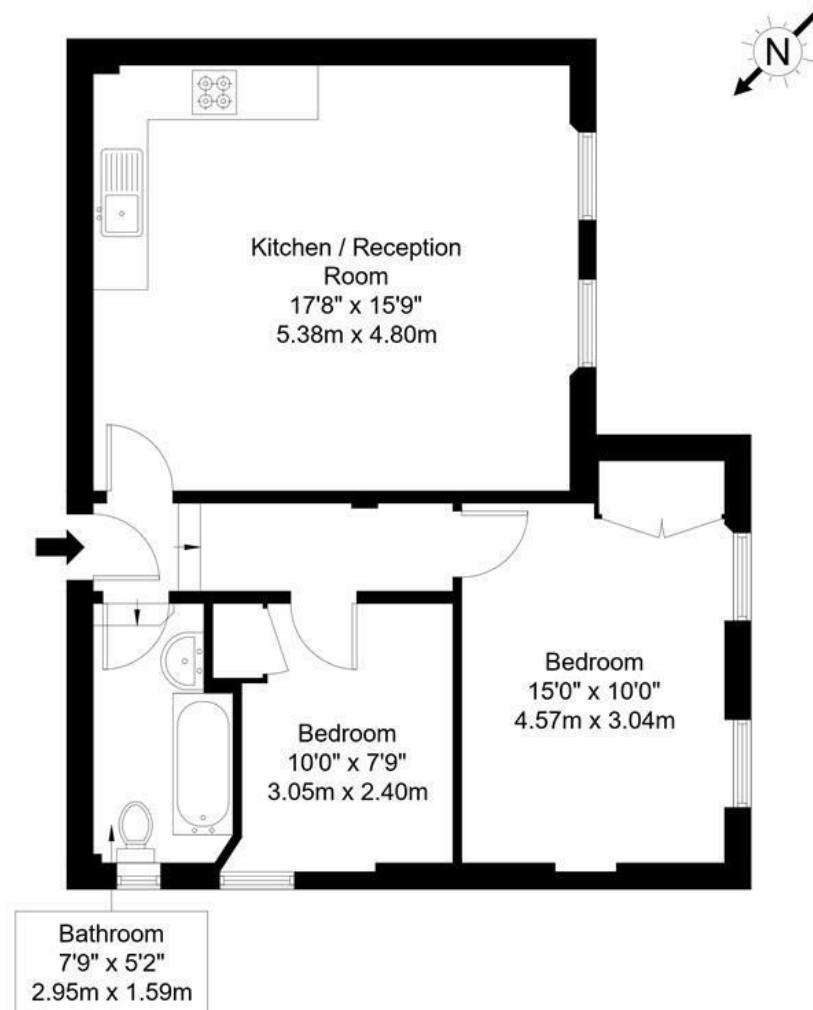


## Lytton Grove, SW15 2HB

Approx Gross Internal Area = 59 sq m / 635 sq ft



First Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
•All measurements are approximate.



## Lytton Grove, Putney, SW15

A delightful period conversion flat set on the first floor of a large Victorian family home. The property has a bright & spacious open plan kitchen/reception room, two bedrooms and a well presented family bathroom.

Situated within easy walking distance to East Putney Underground station, commuting to central London is both convenient and efficient. The surrounding area is rich with local amenities, including shops, cafes, and green open spaces, making it a vibrant place to live.

The property benefits from a Share of Freehold interest and is offered to the market chain free.



- OPEN PLAN RECEPTION
- TWO BEDROOMS
- PERIOD CONVERSION
- FIRST FLOOR
- SHARE OF FREEHOLD
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GREAT LOCATION
- BUILT IN STORAGE
- CHAIN FREE

**£525,000**

Available

