



# Kersfield House

Kersfield Road, SW15

Asking Price £450,000

This well presented two double bedroom apartment offers ample living accommodation, underground allocated parking and communal grounds.

**CHESTERTONS**



# Kersfield House

Kersfield Road, SW15

- Raised Ground Floor
- Two Double Bedrooms
- Two Bathrooms
- Open-Plan Living
- Underground Parking
- Communal Garden
- Quiet and peaceful location



Located in this purpose built block, set back from the road, this contemporary apartment offers open-plan living on the (raised) ground floor of this purpose built block. The master bedroom benefits from an en-suite bathroom, with the good-sized second bedroom serviced by the second, family bathroom. The entire flat benefits from being entirely South facing and is light and bright throughout.

In addition, the flat has its own allocated parking space in the underground car park, manicured communal grounds, is set back from the main road, with leafy green views and has a private side entrance, with secure access.

Kersfield House is located on Kersfield Road, just off Putney Hill and offers excellent transport links via Putney mainline station (0.7 miles), East Putney Underground station (0.9 miles) plus plenty of local bus routes, and easy access out of London via the A3. The green open spaces of Putney Heath and Wimbledon Common are also nearby.

**Tenure:** Leasehold (Expiry: 21/06/2138)  
**Service Charge:** £3,031.66 p.a.  
**Ground Rent:** £250 p.a.  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Putney Sales*

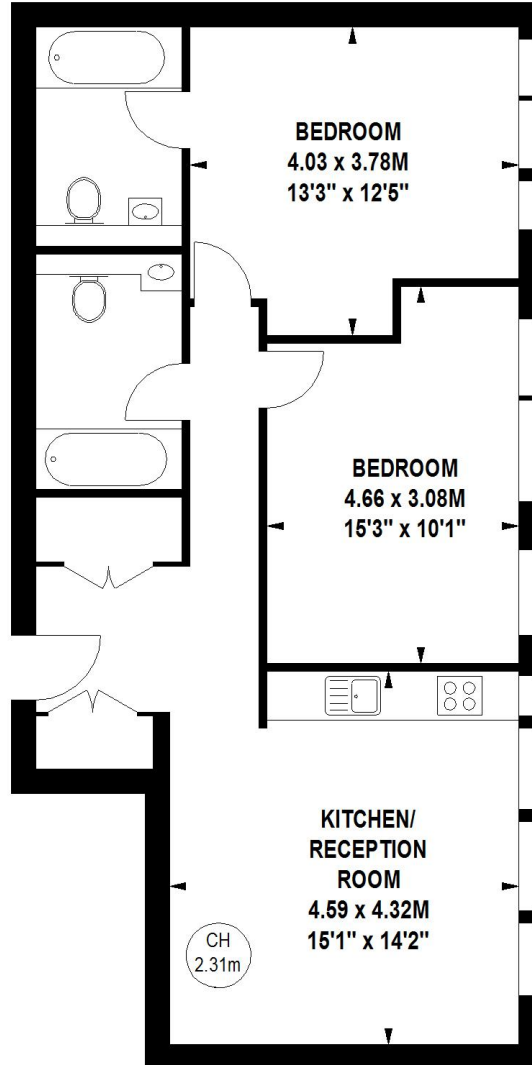
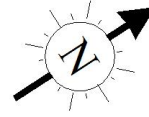
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# Kersfield House, SW15

Approximate gross internal area

69.02 sq m / 743 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

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.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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