



Woodlands Gate

Woodlands Way, SW15

Asking Price £400,000

A chain-free one-bedroom apartment with lift access, ideally located close to East Putney tube station, local amenities and the River Thames.

CHESTERTONS



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- First-floor apartment with lift access
- One generous double bedroom with built-in wardrobes
- Bright reception room with space to dine
- Separate fitted kitchen
- Modern bathroom
- Communal garden
- Chain free
- Moments from Putney Underground station
- Close to Putney High Street shops, cafés and restaurants
- Within easy reach of Wandsworth Park and the River Thames
- Excellent local bus routes nearby
- Convenient access to Putney mainline station



Situated within a well-maintained development in the heart of Putney, this well-proportioned one-bedroom apartment offers bright and practical accommodation, ideally suited to first-time buyers, professionals or investors.

Located on the first floor with lift access, the property comprises a spacious reception room with space for both living and dining, a separate fitted kitchen, a generous double bedroom with built-in wardrobes, and a modern bathroom. Wood flooring and a neutral interior provide a comfortable living environment ready for a purchaser to personalise over time.

The flat is offered chain free and has access to communal gardens.

Superbly positioned just moments from Putney Underground station, with the shops, cafés and restaurants of Putney High Street close by. The green open spaces of Wandsworth Park and the River Thames are also within easy reach, offering an excellent balance of convenience and outdoor lifestyle.

Tenure: Leasehold (Expiry: 24/12/3001)

Service Charge: £2,850.90 p.a.

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

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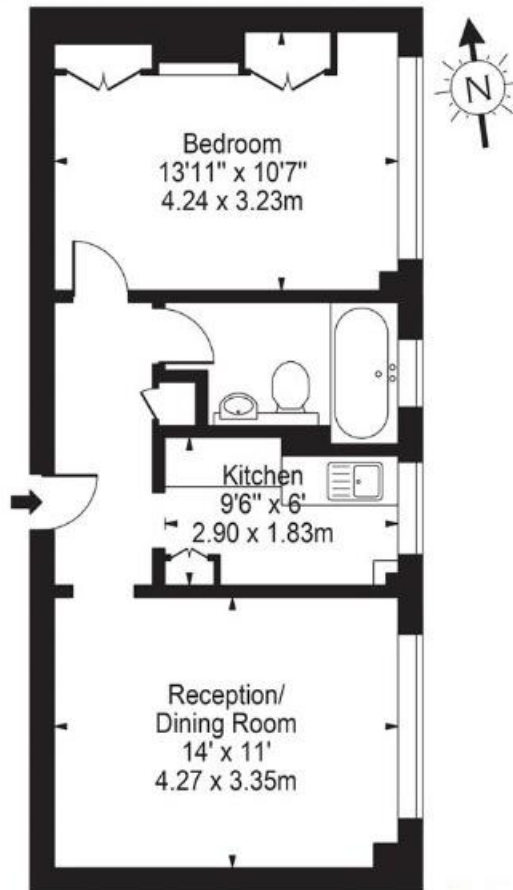
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Approx. Gross Internal Area 472 Sq Ft - 43.85 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

