



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

A superb two bedroom apartment with two balconies, moments from Putney High Street with secure allocated underground parking.

ESPIRIT HOUSE, KESWICK ROAD, SW15

Offers over £750,000



2



2



1



**A beautifully presented two bedroom apartment on the first floor of Espirit House. Offering a share of freehold, exceptional space, plenty of natural light, and two private balconies in one of Putney's most sought-after residential settings.**

The apartment benefits from a generous open-plan kitchen and reception room spanning over 32 feet, with French doors opening onto the first of two private balconies. Hardwood floors run throughout, with a warm, sophisticated feel to the living space.

The sleek kitchen features white gloss cabinetry and a sociable dining area, also with direct balcony access, ideal for everyday living and entertaining.

Both bedrooms are generous doubles with excellent natural light. The principal bedroom includes a large en-suite bathroom with additional storage, bath and shower, and a second shower room is located off the hallway.

Espirit House is a well-managed development with secure entry, lift access, private underground parking and an allocated space.

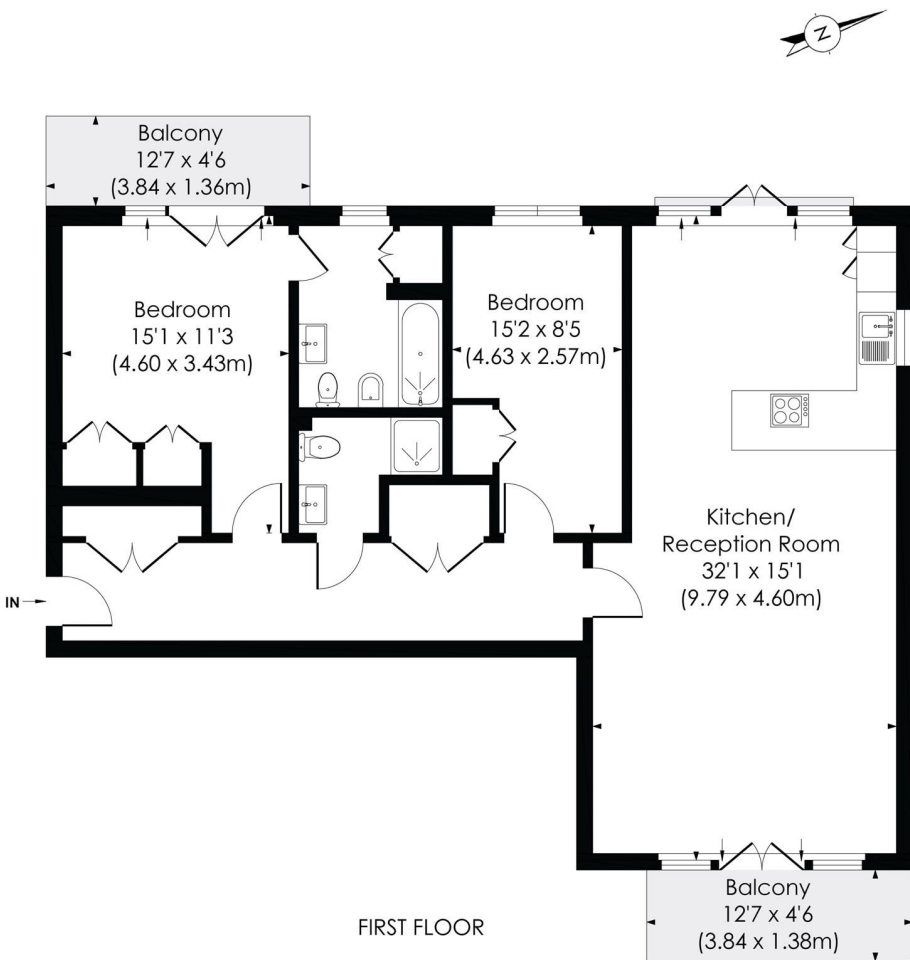
Situated moments from Putney High Street, East Putney Underground (District Line) and Putney rail station, with easy access to fantastic coffee shops, restaurants and health and wellness options.

**Chain Free | Long Lease**  
**Share of Freehold | Zero Ground Rent**  
**Total Annual Service Charges £6,000**





ESPIRIT HOUSE, KESWICK ROAD SW15



## Keswick Road, SW15

- First Floor Two Bedroom Apartment
- Expansive Open-Plan Kitchen/Reception Room
- Two Private Balconies
- Two Generous Double Bedrooms
- Principal En-Suite Bathroom
- Additional Shower Room
- Secure Underground Parking
- Lift Access & Share of Freehold



1,026 sq ft | 95.29 sq m

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chain-Free | 979 Year Lease

Energy Rating: B

Council Tax Band: F

Council Tax Rates: £1,441

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement. Copyright © Bleu Plan.

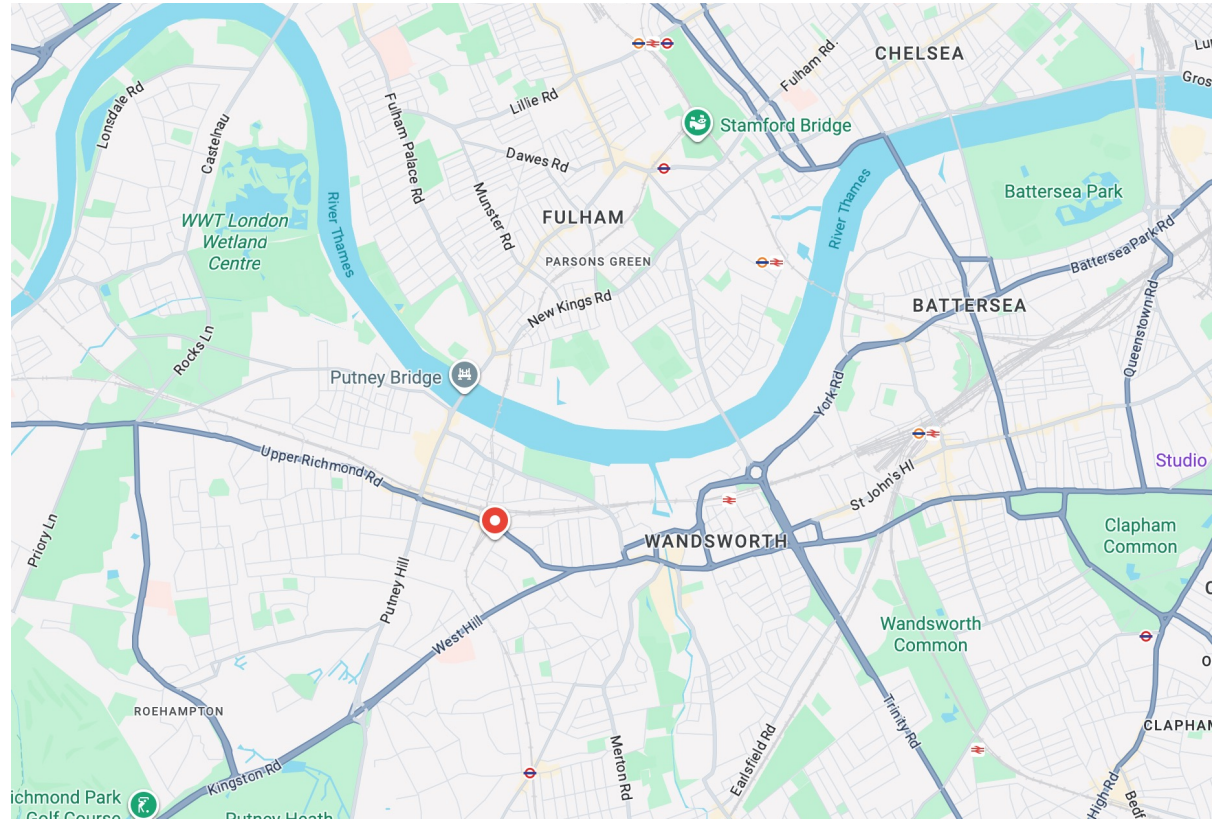


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