



Haldon Road

Wandsworth, SW18

Asking Price £575,000

A charming lower ground two-bedroom garden flat with a private south-facing garden, ideally located on a quiet residential road close to East Putney and excellent transport links.

CHESTERTONS



Haldon Road

Wandsworth, SW18

- Ground-floor Garden flat
- Two bedrooms
- Spacious open-plan reception and dining area
- Adjoining fitted kitchen with good storage
- Family bathroom
- Private south-facing garden
- Side access to the garden from the street
- Chain free
- Close to East Putney Underground station (District Line)
- Convenient for Putney mainline station
- Excellent local bus routes nearby
- Easy access to the Thames Clipper River service
- Close to Wandsworth Southside Shopping Centre
- Near to Wandsworth Park and riverside walks



Situated on a quiet residential road close to East Putney, this charming lower ground two-bedroom garden flat offers bright and comfortable living space with the added benefit of a private south-facing garden.

The property features a generous principal bedroom to the front of the flat, alongside a second bedroom which works equally well as a guest room, nursery or home office. Both bedrooms are served by a family bathroom.

To the rear, the apartment opens into a spacious open-plan reception and dining area, creating a welcoming and sociable living space. The adjoining kitchen offers excellent storage and practicality, while French doors lead directly out to the sunny south-facing garden. Thoughtfully arranged with paving and raised borders, the garden provides an ideal setting for outdoor dining and entertaining, with the added convenience of side access from the street.

Haldon Road is a popular and well-connected location, within easy reach of East Putney Underground station and Putney mainline station. Excellent bus links, nearby river transport via the Thames Clipper, Wandsworth Southside Shopping Centre and the green open spaces of Wandsworth Park further enhance the appeal of this highly convenient location.

Tenure: Leasehold (Expiry: 05/04/3022) Plus Share of Freehold
Service Charge: £592.38 p.a. for Building insurance for the flat.
Ground Rent: Nil
Local Authority: London Borough of Wandsworth
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

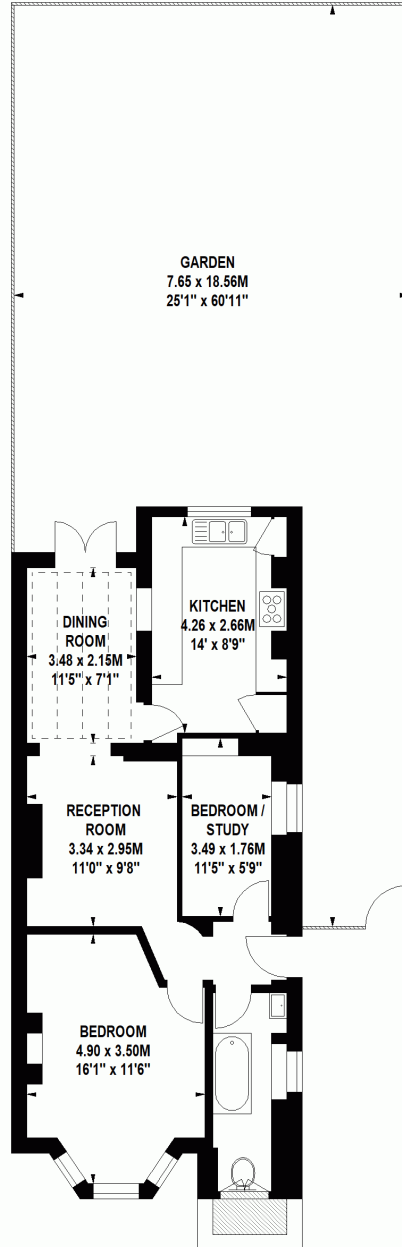
Chestertons Putney Sales

153 Upper Richmond Road
 London
 SW15 2TX
 putney@chestertons.co.uk
 020 8246 5959
 chestertons.co.uk

Haldon Road, SW18

Approximate Gross Internal Area 62 sq m / 667 sq ft

 Under 1.5m head height



Lower Ground 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.

