



# Putney Park House

Pleasance Road, SW15

Asking Price £425,000

A characterful top-floor apartment with vaulted ceilings, set within a historic gated development with communal gardens and excellent transport links nearby.

**CHESTERTONS**



# Putney Park House

Pleasance Road, SW15

- Top-floor apartment within a Grade II listed building
- Approximately 832 sq. ft. of living space
- Impressive open-plan reception and living area
- Fitted kitchen
- Spacious double bedroom with fitted wardrobes
- Extensive eaves storage (approx. 500 sq. ft.)
- Vaulted ceilings and period features throughout
- Beautifully maintained communal gardens
- Gated development
- Chain free
- Located in the Dover House Conservation Area
- Approximately 0.7 miles to Barnes mainline station
- Close to Putney High Street amenities
- Convenient for East Putney Underground station (District Line)
- Excellent local bus routes into Central London and the City
- Easy access to the M25, Heathrow and Gatwick Airports



Set within the historic Grade II listed Putney Park House, this exceptional top-floor apartment offers a rare blend of character, space and architectural charm, extending to approximately 832 sq. ft.

Defined by impressive, vaulted ceilings and beautiful period detailing, the property centres around a striking open-plan living space, creating a light-filled and atmospheric setting ideal for both relaxing and entertaining. A well-appointed kitchen sits seamlessly within this space, while a generous double bedroom with fitted wardrobes and a bathroom complete the accommodation.

A standout feature of the apartment is the extensive eaves storage, offering approximately 500 sq. ft. of additional space, providing excellent practicality rarely found in similar properties.

Residents of Putney Park House benefit from gated security, beautifully maintained communal grounds and access to a communal roof terrace, all set within a peaceful and established setting. The building's origins date back to the 19th century, adding to its unique appeal, with residents also currently in the process of acquiring the freehold.

Located within the sought-after Dover House Conservation Area, the property is conveniently positioned for Barnes mainline station, as well as Putney High Street and East Putney Underground station. Excellent bus links and road connections provide easy access into Central London, as well as to the M25, Heathrow and Gatwick.

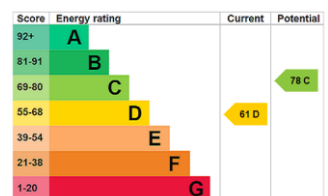
**Tenure:** Leasehold (Expiry: 06/11/3017) Plus Share of Freehold

**Service Charge:** £2,435.84 p.a.

**Ground Rent:** Nil

**Local Authority:** Wandsworth

**Council Tax Band:** E



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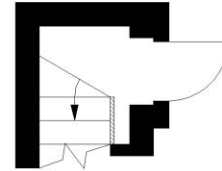
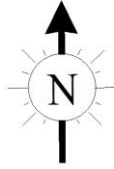
Approximate gross internal area

832 sq ft / 77.29 sq m

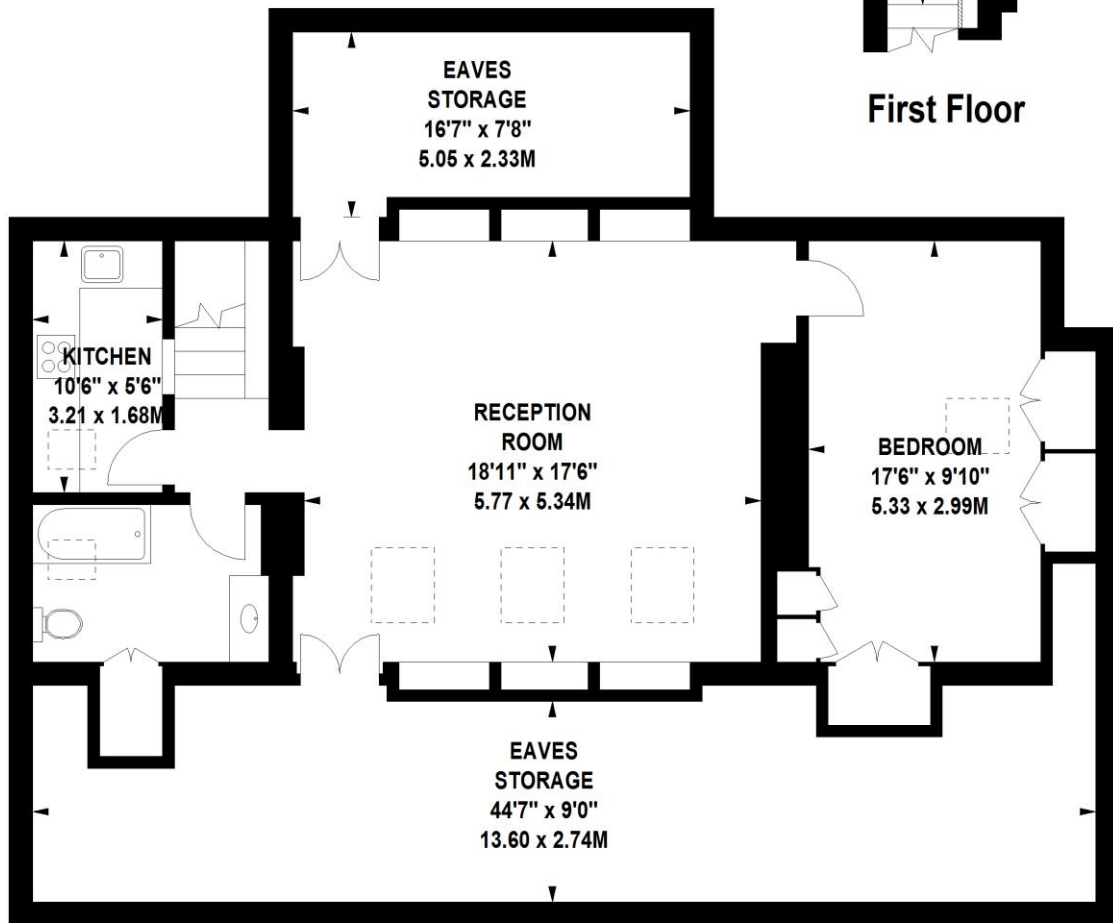
(Excluding Eaves Storage)

Eaves Storage

494 sq ft / 45.89 sq m



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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