



Lytton Grove

Putney, SW15

Asking Price £540,000

A bright and spacious first-floor flat, set within the highly sought-after and tranquil gated development of Clockhouse Place.

CHESTERTONS



Lytton Grove

Putney, SW15

- First floor
- Two Bedrooms
- Two Bathrooms
- Garage
- Parking
- Gated development
- 0.4 miles to East Putney tube station (District Line)



A bright and spacious first-floor flat, set within the highly sought-after and tranquil gated development of Clockhouse Place.

Upon entering, you're welcomed by a spacious entrance hall offering excellent built-in storage, setting the tone for the well-designed layout throughout. To the right, you'll find the principal bedroom, an inviting retreat complete with ample fitted wardrobes and en-suite bathroom.

Heading back into the entrance hall, you reach the family bathroom and second bedroom, with built in storage.

To the rear of the flat, the expansive reception room is a standout feature. Flooded with natural light from two charming bay windows, this versatile space easily accommodates both a comfortable seating area and a large dining table, ideal for hosting guests or relaxing at home. The room enjoys serene views over the beautifully maintained communal gardens. The well-equipped kitchen is accessed off the living room, providing a wonderful space to entertain.

Additional benefits include allocated off-street parking, garage, access to the shared gardens, and a prime location just a short stroll from East Putney Underground and Putney mainline stations. Offered to the market with no onward chain.

Tenure: Leasehold (Expiry: 01/06/2121)

Service Charge: £2,068.14 p.a. plus Estate service charge £878.90 p.a.

Ground Rent: £515 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	82
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Putney Sales

153 Upper Richmond Road

London

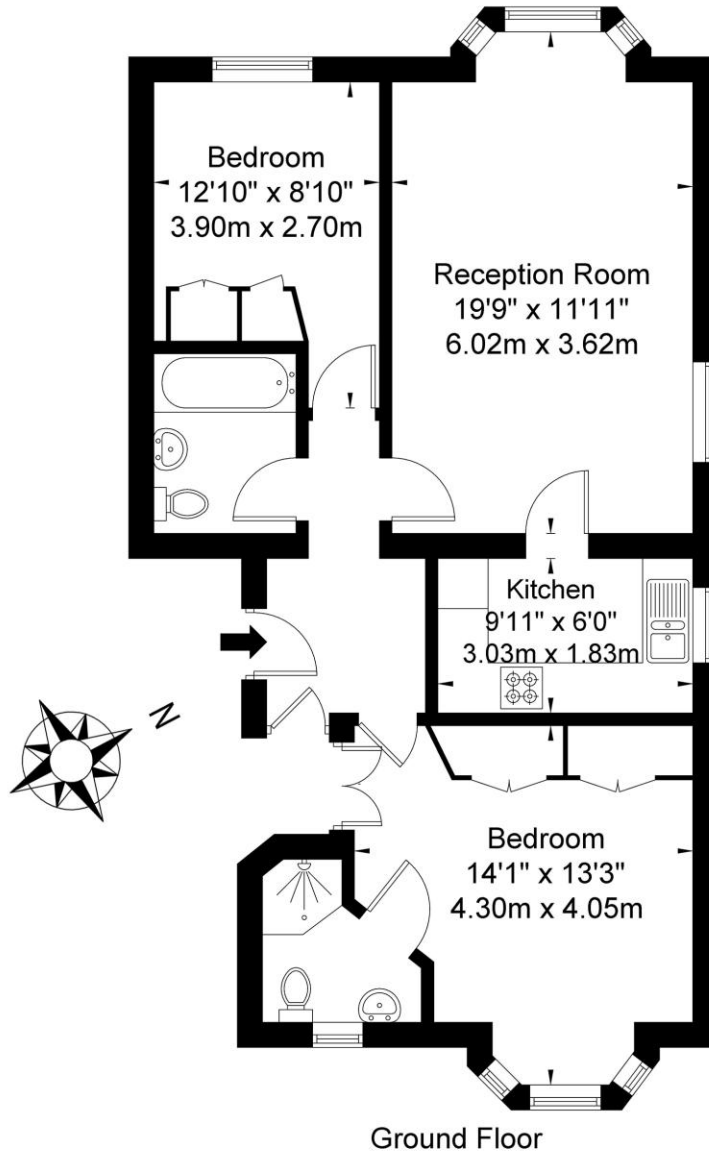
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Clockhouse Place, SW15



Approx Gross Internal Area **699 Sq Ft - 65 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 44846

