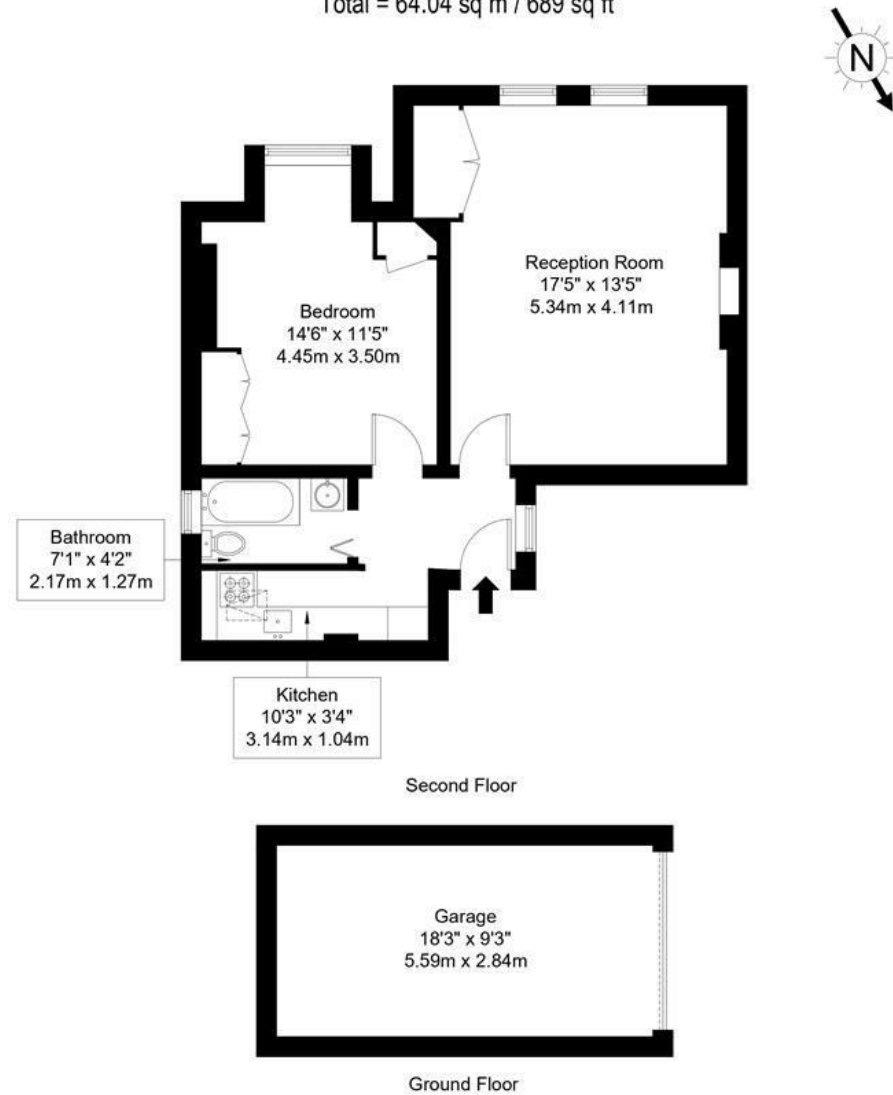


25 Lytton Grove, London, SW15

Lytton Grove, SW15 2EZ

Approx Gross Internal Area = 48.16 sq m / 518 sq ft
 Garage = 15.88 sq m / 171 sq ft
 Total = 64.04 sq m / 689 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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 •All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 •All measurements are approximate.

Offered with a private garage this beautifully renovated top-floor Edwardian conversion, offering exceptional natural light and a high-specification finish throughout, located on a highly sought-after residential road in Putney.
 The property features a generous south-facing reception room with impressive proportions (17'2 x 13'2), enhanced by large double-glazed sash windows and bespoke plantation shutters, creating a bright and elegant living space ideal for both relaxing and entertaining.
 The separate kitchen has been thoughtfully designed with a contemporary finish, including premium Neff appliances, a marble worktop and a Velux skylight, providing excellent natural light.
 The spacious double bedroom benefits from a large double-glazed dormer window and excellent proportions, while the bathroom is notably generous in size and finished to a modern standard.
 The flat has been comprehensively refurbished to a high specification, including the addition of air conditioning, making it a rare turnkey offering within the building.
 Further benefits include a private garage (on title), share of freehold, and a long lease of approximately 990 years.
 Lytton Grove is ideally located just off Putney Hill, within a short walk of East Putney Underground Station and Putney Mainline, as well as the open green spaces of Putney Heath and the River Thames.
 The building itself has benefited from a full external re-render in recent years, providing peace of mind on major works and presenting beautifully on one of Putney's most sought-after residential roads.



- TOP FLOOR EDWARDIAN CONVERSION
- AIR CONDITIONING
- VELUX-LIT KITCHEN WITH MARBLE WORKTOP & NEFF APPLIANCES
- PLANTATION SHUTTER SASH WINDOWS
- SECURE VIDEO ENTRY & CCTV THROUGHOUT
- PRIVATE GARAGE ON TITLE
- 990-YEAR SHARE OF FREEHOLD
- SOUTH-FACING RECEPTION ROOM (17'2 x 13'2)
- ORIGINAL PERIOD FIREPLACE
- EAST PUTNEY STATION 0.3 MILES

Guide Price
£470,000
 Available



