



# Langside Avenue

London, SW15

Asking Price £800,000

Situated on the attractive, tree-lined Langside Avenue, this exceptional ground floor garden flat is set within an eye-catching period building and benefits from its own private entrance, as well as additional rear access.

**CHESTERTONS**



# Langside Avenue

## London, SW15

- Two double bedrooms
- Fantastic condition throughout
- Large private garden
- Light and bright throughout
- Own front door
- Share of freehold
- Off-street parking available



Situated on the attractive, tree-lined Langside Avenue, this exceptional ground floor garden flat is set within an eye-catching period building and benefits from its own private entrance, as well as additional rear access.

Upon entering through the private front door, you are welcomed by a spacious and inviting hallway, complete with useful storage and a convenient guest WC. To the left, the generous second bedroom features high ceilings, built-in storage, and a large south-facing window that fills the room with natural light.

The standout feature of the home is the impressive open-plan kitchen and reception space, measuring nearly 9 metres in length and over 4 metres wide. This expansive area is ideal for both relaxing and entertaining, offering excellent versatility alongside a sleek, fully integrated modern kitchen with breakfast bar. A large skylight above enhances the space, flooding it with natural light.

To the rear of the property, you will find a well-appointed bathroom and the principal bedroom, which boasts tall ceilings, a beautiful bay window, and excellent built-in storage, creating a wonderful sense of space and comfort.

Bi-folding doors lead seamlessly from the living area to the private garden, creating a perfect indoor-outdoor flow. The garden is beautifully landscaped, enjoys plenty of sunlight, and benefits from its own access from Langside Avenue.

Langside Avenue is ideally positioned on the cusp of Putney and Barnes, renowned for its proximity to the highly regarded Roehampton Club and Golf Course. This quiet residential street is also just a short walk from Barnes mainline station, Barnes Common, and offers convenient access to central London and the A3 for motorists.

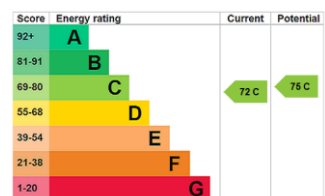
**Tenure:** Leasehold (Expiry: 01/01/3017) Plus Share of Freehold

**Service Charge:** £796.15 p.a. plus any ad hoc payment which is split between all flats

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D



### Chestertons Putney Sales

153 Upper Richmond Road

London

SW15 2TX

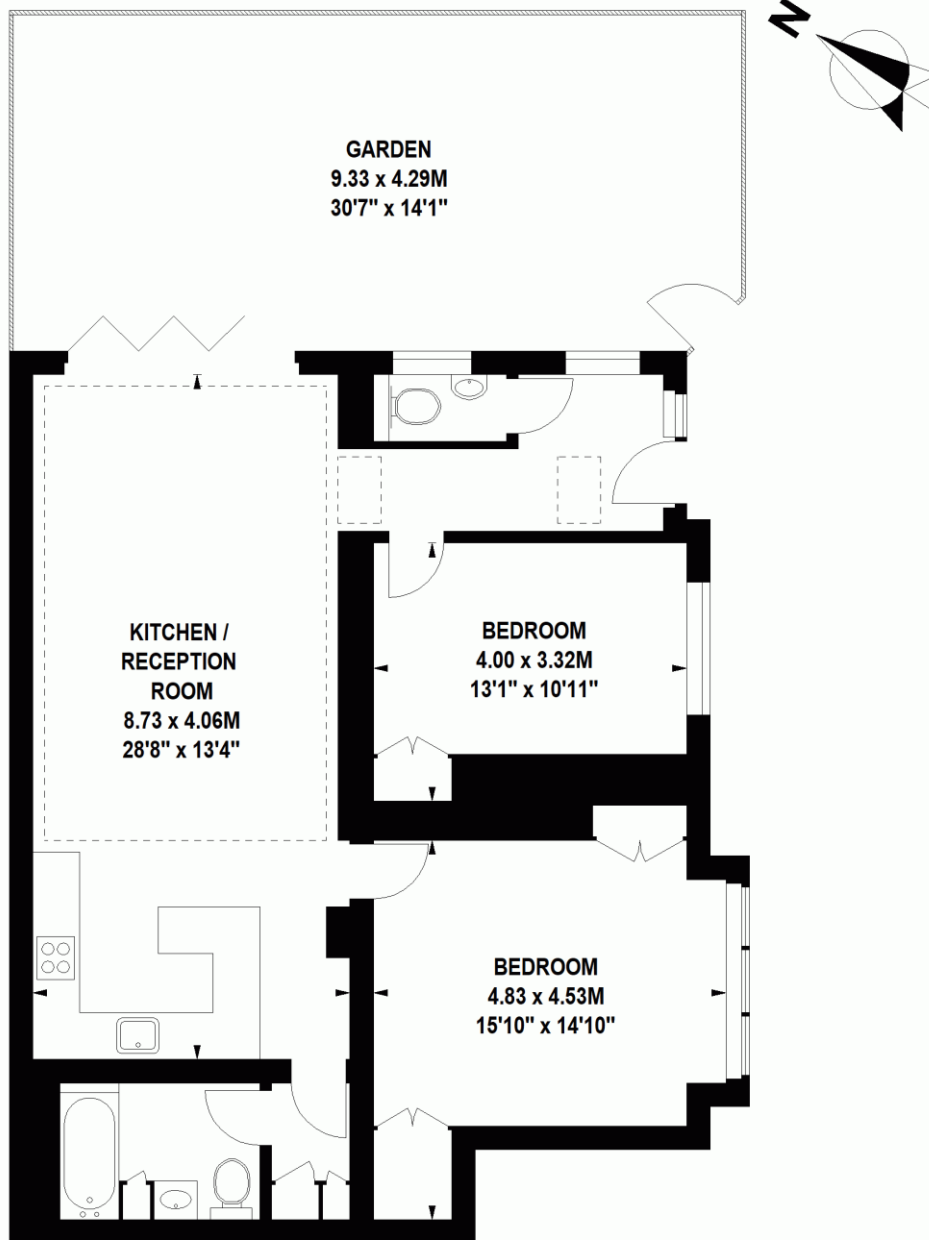
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# Langside Avenue, SW15

Approximate Gross Internal Area 87 sq m / 936 sq ft



## 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.

