

10&15 HARVARD HOUSE, MANOR FIELD, PUTNEY



PROPERTY FOR SALE – ASKING PRICE £1,150,000

PROPERTY FEATURES

- 1ST FLOOR LUXURY APARTMENT
- MASTER BEDROOM WITH BAY WINDOW
- FURTHER THREE BEDROOMS
- BATHROOM & SHOWER ROOM
- OPEN PLAN LIVING/DINING ROOM
- BEAUTIFULLY MAINTAINED GARDENS
- 24 HOUR SECURITY
- AMPLE PARKING & STORAGE
- TRANSPORT LINKS TO CITY

PROPERTY DESCRIPTION

A Rare Opportunity in the Heart of Putney

We are delighted to offer for sale this beautifully presented four-bedroom first floor apartment, created by converting two apartments into one, offering a generous amount of living space. Situated in the highly sought-after Manor Fields area of Putney, this property combines modern convenience with a prime London location.

This apartment represents a fantastic opportunity to tailor the space to your individual taste, with potential to add further value through thoughtful updating or reconfiguration. Ideally suited to professionals, couples, or small families, it offers the chance to create a stylish and personalized home within easy reach of Putney High Street, excellent transport links to central London, and recreational facilities.

The property is presented in walk-in condition, providing immediate occupancy while allowing scope for future enhancements to reflect your personal style.

ENTRANCE TO PROPERTY

Enter the property via an impressive period-style entrance with a large solid wooden door framed by carved stonework and a traditional lantern above. Flanked by elegant bay windows and well-maintained hedging, the entrance creates a welcoming and refined first impression.



LIVING AND DINING AREA

An exceptionally spacious living and dining area featuring a large bay window provides a lovely open aspect and allows an abundance of natural light to fill the room. The generous proportions offer excellent flexibility for both relaxing and entertaining, with a natural division between living and dining spaces enhanced by the attractive archway.

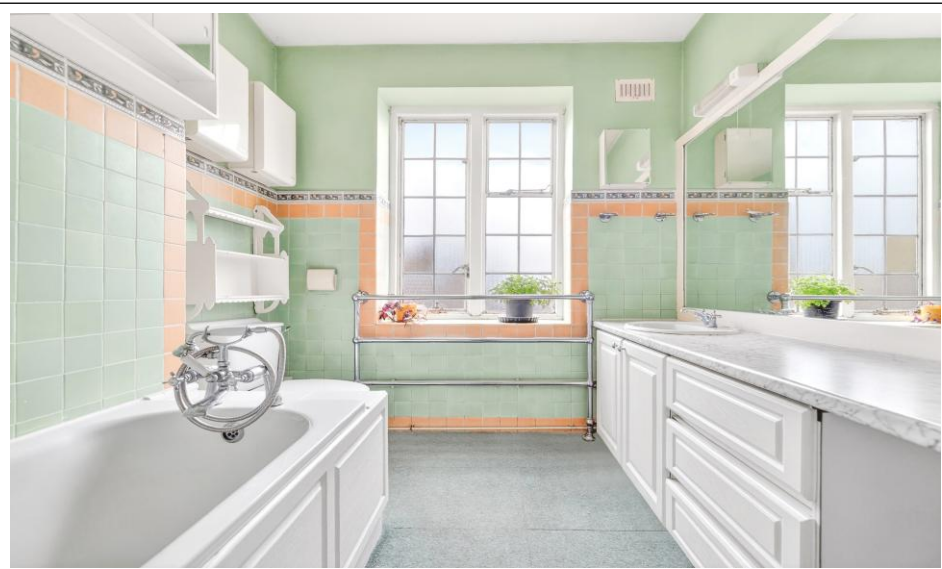
The room is light and bright throughout, with high ceilings and wide windows further enhancing the sense of space, creating a welcoming and airy atmosphere ideal for modern living.

BEDROOMS

In addition to the impressive reception and dining space, the property benefits from a **large master bedroom** with bay window, mirroring the proportions of the main reception room and enjoying a pleasant outlook. This spacious principal bedroom offers ample room for wardrobes and additional furniture.

A **second well-proportioned double bedroom** is located adjacent to the dining area, providing comfortable accommodation for guests or family members.

Further along the hallway are **two additional bedrooms**, both offering flexibility for use as guest bedrooms, home offices, or hobby rooms depending on requirements.



KITCHEN & BATHROOMS

The **kitchen** is generously sized and positioned separately from the main reception areas, offering good storage and workspace, with scope for modernisation and potential reconfiguration to suit contemporary living.

The property benefits from **two bathrooms**, including a family bathroom and an additional shower room, providing convenience for family living or guests, and a separate WC.

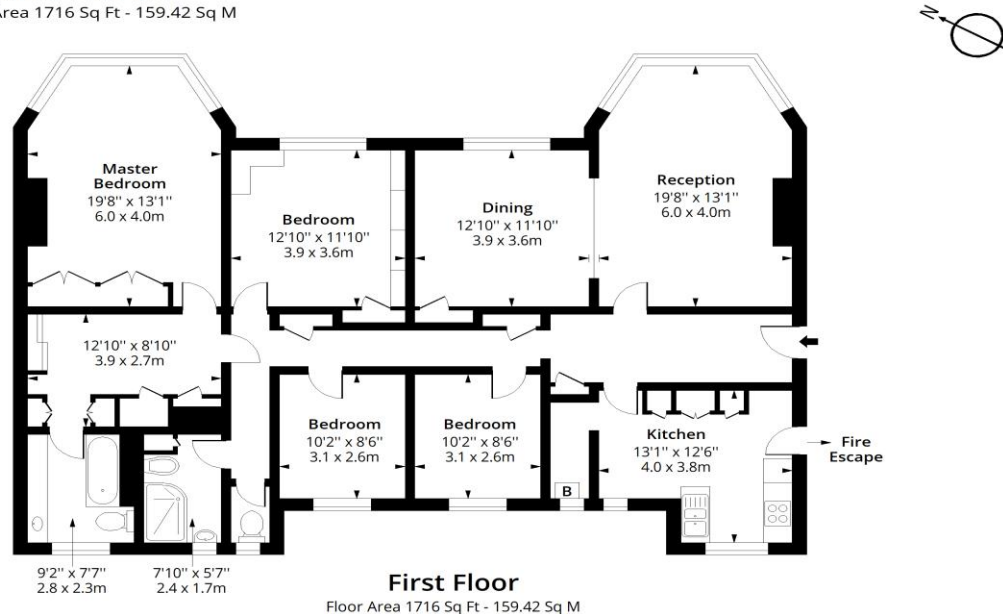
HALLWAY

A **wide central hallway** connects all rooms, enhancing the sense of space and flow throughout the property and reinforcing the substantial proportions of the accommodation.

Overall, the layout offers **exceptional flexibility**, with the potential to reconfigure or modernise to suit individual requirements, making this a rare opportunity to create a bespoke home within this highly sought-after Putney development.

Harvard House SW15

Approx. Gross Internal Area 1716 Sq Ft - 159.42 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 25/3/2026

OUTSIDE SPACE & PARKING

Harvard House is set within the highly regarded Manor Fields development, featuring **spacious, well-maintained communal gardens** that offer a tranquil setting for residents. The gardens provide ample space for outdoor relaxation, informal socialising, or enjoying the peaceful environment away from the bustle of the city.

Residents also benefit from ample on-street and residents' parking, with each flat allocated 2–3 dedicated parking spaces, providing convenience for both daily use and visitors. In addition, a large, secure locked cupboard for external storage is available near the entrance at a cost of £360 per annum. The property also benefits from two large loft spaces, providing excellent additional storage

OTHER INFORMATION

The following items are included in the sale price:- All curtains, carpets and flooring (other than rugs), light fittings, fridge freezer, cooker/oven and hob and extractor fan. The property also benefits from fast fibre broadband. If interested in any other items, these may be available by separate negotiation.

TENURE

The property is understood to have originally been held on a lease for a term of 99 years from 1 April 1969. The annual ground rent was payable as follows:

- From commencement of the term until 31 March 1984 — £50 per annum
- 1 April 1984 to 31 March 2019 — £70 per annum
- 1 April 2019 to 31 March 2044 — £90 per annum
- Thereafter £110 per annum for the remainder of the term

We understand that the tenure has subsequently been upgraded and that the property now benefits from a long underlying lease of approximately 999 years together with a share of the freehold. These arrangements are subject to confirmation by the vendor's solicitor.

All prospective purchasers must rely upon their own solicitor to verify the tenure, lease terms and any associated rights. No guarantees are given or implied in respect of this information.

SERVICE CHARGES

We understand that a service charge is payable in respect of the maintenance, repair and upkeep of the building and communal areas and the amount payable is currently approx. £9,405.34 per annum. Prospective purchasers are advised to have this information verified by their own solicitor prior to exchange of contracts. No guarantees are given or implied.

COUNCIL TAX

Council Tax Band: G, Local Authority: London Borough of Wandsworth

EPC

Energy Performance Certificate Rating: C A copy of the Energy Performance Certificate is available via Rightmove listing.

DISCLAIMER

The above is a general description of the property only, and is not intended to constitute part of an offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. All information should be checked by you or your solicitor prior to exchanging contracts.

LOCATION

Harvard House, Manor Fields, Putney, London SW15 3NB is ideally situated in one of south-west London's most sought-after neighbourhoods, offering an exceptional blend of convenience, culture, and leisure.

The property is within easy reach of **Putney High Street**, with a wide variety of shops, cafés, restaurants, and local services. For commuters, **Putney and East Putney stations** provide excellent transport links into central London via the District Line and mainline services. Bus routes along the A3 and surrounding roads further enhance connectivity.

Families will benefit from access to outstanding local schools, both primary and secondary, including the highly regarded **Putney High School** and **All Saints Church of England School**, making this an excellent location for educational support close to home.

Leisure and recreation are well catered for: residents can enjoy riverside walks along the **Thames Path**, the green open spaces of **Putney Heath**, and sporting opportunities at the **Putney Leisure Centre**, including swimming, gym, and fitness classes. Tennis and golf facilities are also nearby offering easy access for enthusiasts.

The area is known for its vibrant social scene, with numerous pubs, cafés, and boutique shops providing a welcoming community atmosphere. For weekend leisure, the riverside pubs and cafés offer scenic spots to relax, while the nearby **Wandsworth Park** and **Bishops Park** provide outdoor space for walking, running, or cycling.

Cultural attractions are close by, with theatres, galleries, and music venues in **Fulham, Wandsworth, and central London** easily accessible. For those seeking a more active lifestyle, the area hosts popular local runs, cycling routes, and watersports on the Thames.

Whether you're looking for community, connectivity, education, or outdoor recreation, Harvard House in Manor Fields offers a truly enviable Putney lifestyle, combining the best of London living with access to riverside greenery and excellent amenities.

PROPERTY DIRECTIONS

From central Putney, head west along Putney High Street and turn onto Upper Richmond Road. Continue to Manor Fields, where Harvard House is prominently located.

By public transport: Putney Station and East Putney Underground Station are within easy reach, providing District Line and mainline services to central London.

By car: The property is close to the A3, offering swift access into central London and surrounding areas.