



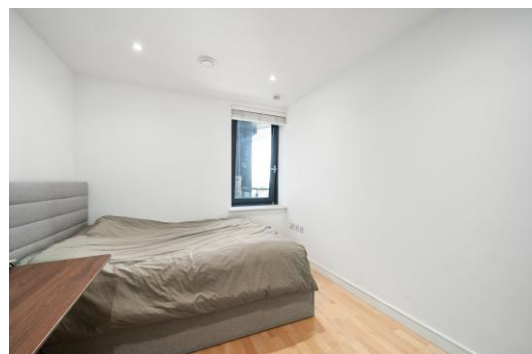
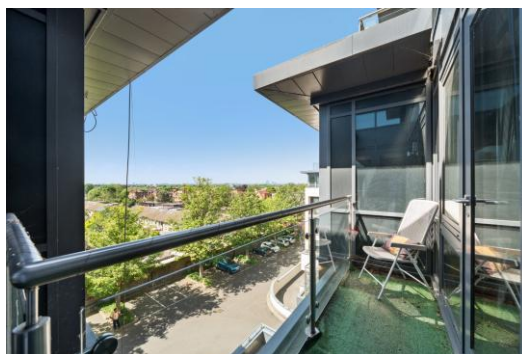
Portland House

Chartfield Avenue, SW15

Asking Price £525,000

A bright and well-presented two-bedroom apartment with open-plan living and a private balcony, ideally located within a modern development close to Putney's transport links and amenities.

CHESTERTONS



Portland House

Chartfield Avenue, SW15

- Third-floor apartment within a modern development
- Two well-proportioned double bedrooms
- Principal bedroom with en-suite shower room
- Spacious West facing open-plan kitchen, reception and dining room
- Modern fitted kitchen
- Private balcony
- Well-presented throughout
- Close to Putney High Street amenities
- Convenient for Putney mainline station (Waterloo)
- Within easy reach of East Putney Underground station (District Line)
- Excellent local bus routes nearby
- Close to local green spaces and parks
- Easy access into Central London



Situated on the third floor of a modern development, this bright and well-presented two-bedroom apartment offers contemporary open-plan living with the added benefit of a private balcony.

The property centres around a spacious kitchen, West facing reception and dining area, creating a comfortable and sociable living space ideal for both everyday living and entertaining. Large doors open directly onto the balcony, while the apartment's west-facing aspect allows for excellent natural light throughout the afternoon and evening, as well as attractive sunset views.

There are two well-proportioned double bedrooms, including a generous principal bedroom with en-suite shower room, while a separate modern bathroom serves the second bedroom and guests.

Finished in a clean contemporary style throughout, the apartment offers practical and well-balanced accommodation suited to a range of buyers.

Portland House is conveniently located on Chartfield Avenue, within easy reach of Putney High Street, Putney mainline station and East Putney Underground station, while nearby green spaces and local amenities further enhance the appeal of the location.

Tenure: Leasehold (Expiry: 01/01/2166)

Service Charge: £3,849.88 p.a.

Ground Rent: £536.51 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

153 Upper Richmond Road

London

SW15 2TX

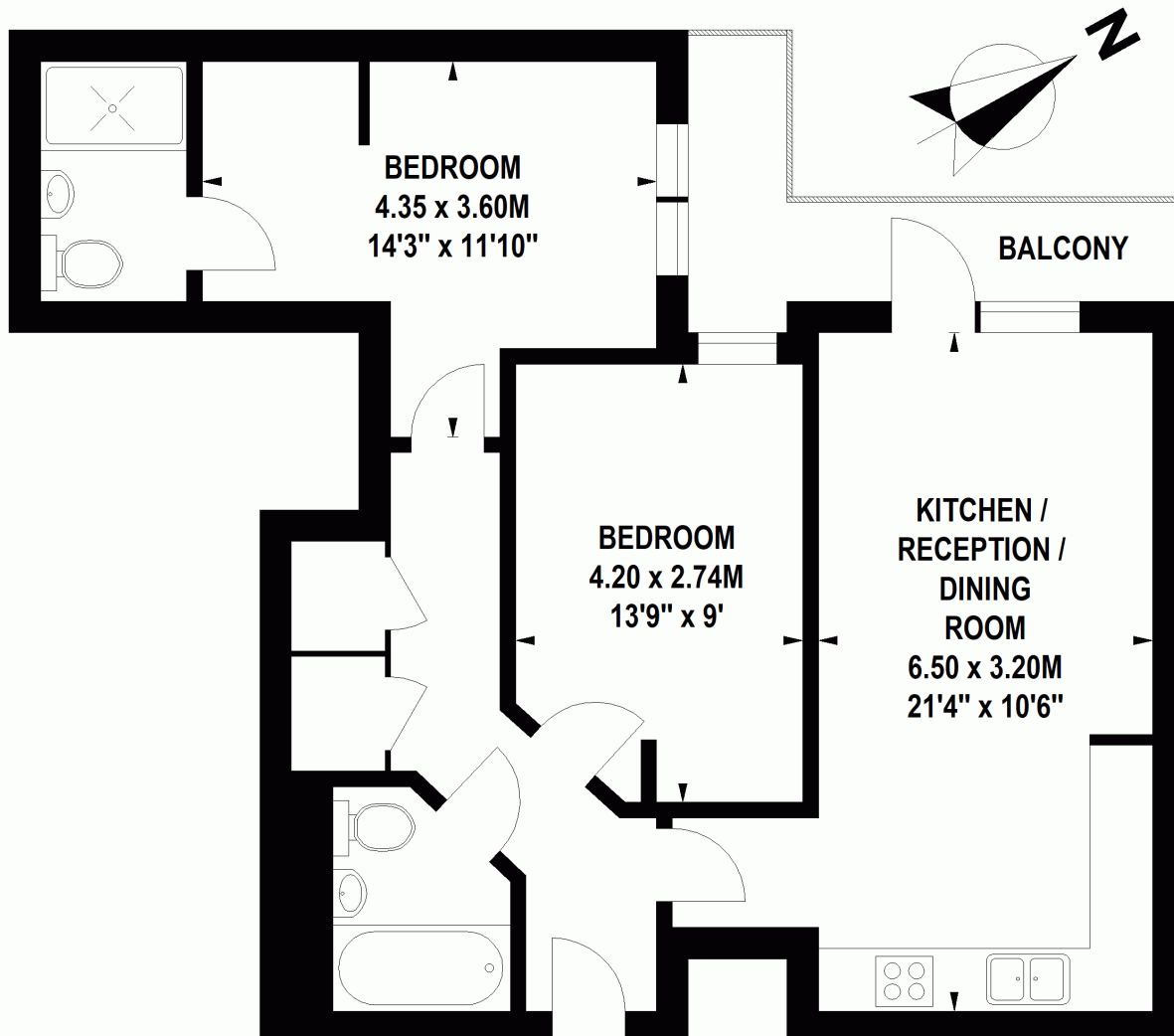
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Portland House, Chartfield Avenue, SW15

Approximate Gross Internal Area 63 sq m / 678 sq ft



Third 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.

