



Ross Court

Putney Hill, SW15

Asking Price £850,000

A spacious three-bedroom mansion apartment featuring a large double reception room, garage, off-street parking and communal gardens, ideally located close to Putney station and Putney Heath.

CHESTERTONS



Ross Court Putney Hill, SW15

- Spacious mansion-style apartment offered chain free
- Three double bedrooms with fitted wardrobes
- Principal bedroom with en-suite bathroom
- Large open-plan double reception and dining room
- Private single garage
- Two additional private storage rooms
- Off-street parking
- Conveniently located between Putney Hill and West Hill
- Approximately 0.8 miles from Putney mainline station
- Close to Putney High Street shops, cafés and restaurants
- Near to Putney Heath and surrounding green spaces
- Good local bus routes and road connections nearby



Set within the highly regarded Ross Court development, this spacious mansion-style apartment offers generous and well-balanced accommodation, ideally located between Putney Hill and West Hill.

The property provides excellent living space, centred around a large open-plan double reception and dining room, creating an impressive and versatile space ideal for both relaxing and entertaining. A separate fully fitted kitchen provides practical preparation space, while the overall layout suits both family living and those seeking generous entertaining areas.

There are three well-proportioned double bedrooms, all benefiting from fitted wardrobes, with the principal bedroom enjoying an en-suite bathroom. A second family bathroom and an additional guest WC provide further convenience, while excellent storage is available throughout the apartment.

Residents benefit from beautifully maintained communal gardens, off-street parking, a private single garage and the rare advantage of two additional storage rooms, making this an extremely practical home.

Ross Court is ideally located within easy reach of Putney mainline station, approximately 0.8 miles away, along with the shops, cafés and restaurants of Putney High Street. The open green spaces of Putney Heath are also close by, offering the perfect balance between convenience and outdoor lifestyle.

Tenure: Leasehold (Expiry: 25/03/2072) Plus Share of Freehold

Service Charge: £5,704 p.a. plus Reserve Fund - £2,064 p.a.

Ground Rent: Nil

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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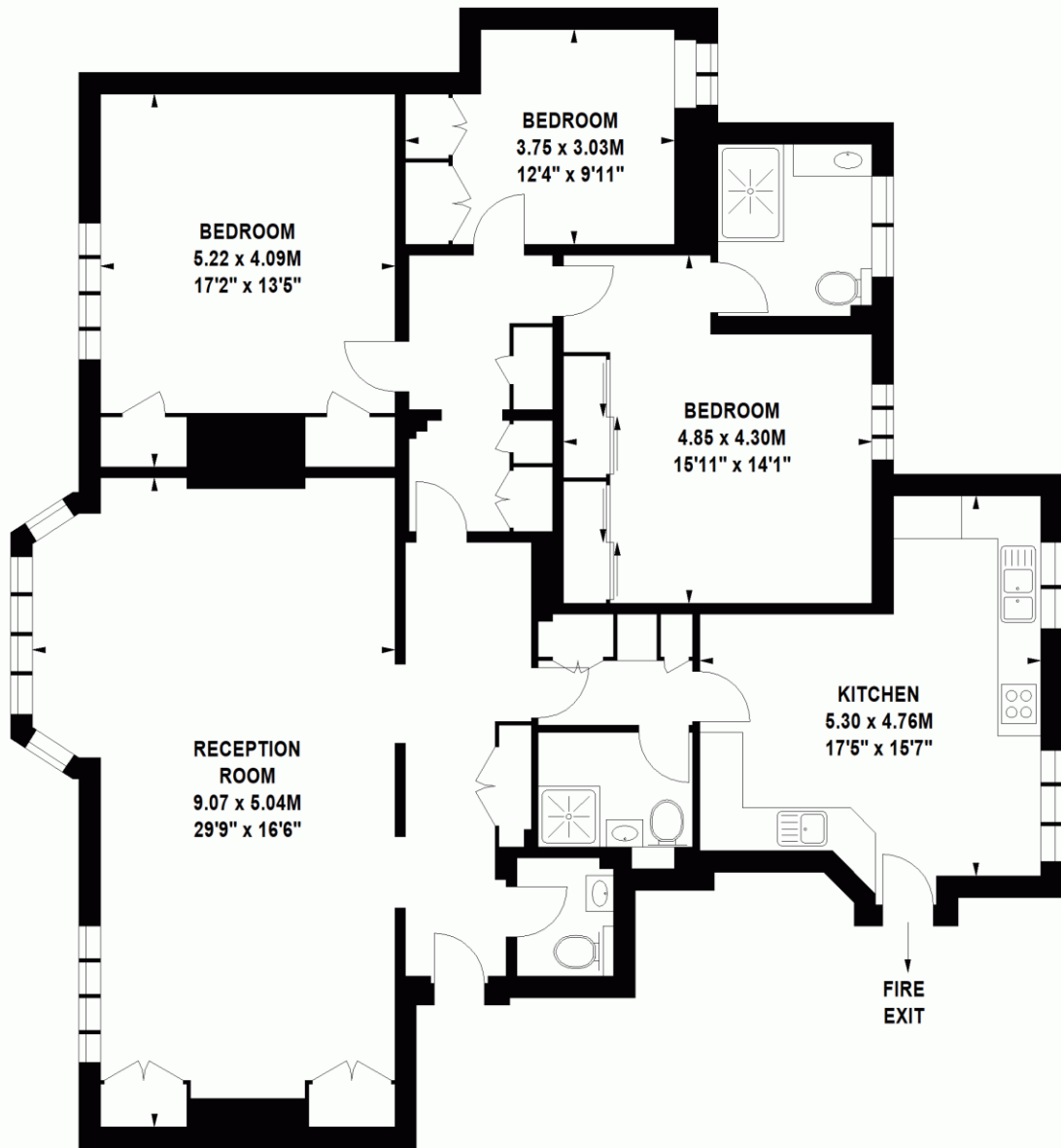
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Approximate Gross Internal Area 151 sq m / 1625 sq ft



Second 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.

