

# MALLARD

Langton Court, SW15

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A beautifully composed split level apartment with a private courtyard garden presented in superb condition.

Langton Court, SW15

£675,000 | 795 sq ft





Occupying part of an  
impressive detached  
Victorian villa.

The upper ground floor is centred around an exceptional reception room; a generous, light filled space with high ceilings, intricate cornicing and large sash windows overlooking greenery, creating an atmosphere that feels calm and quietly elevated.





Downstairs, the principal bedroom is particularly well proportioned and benefits from fitted shutters and a beautifully appointed en suite bathroom finished in natural stone.

## Langton Court, SW15

Occupying part of an impressive detached Victorian villa, this beautifully presented two bedroom split level apartment enjoys a wonderfully peaceful setting within the prestigious Langton Court development, moments from Putney Heath and East Putney Underground Station.

Framed by mature trees and beautifully maintained communal gardens, the building immediately conveys a sense of grandeur and permanence. Elegant architectural detailing, including tall sash windows, decorative brickwork and a striking pillared entrance, reflect the heritage and scale of the original house.

Internally, the apartment extends to approximately 795 sq ft and is arranged across two carefully balanced floors, creating a wonderful sense of separation between living and sleeping spaces, more akin to a house than a typical apartment.

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EPC Rating  
C

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Council Tax Band  
E

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### Leashold Details

Leasehold  
94 years remaining  
£1500 annual service charge  
£125.00 annual ground rent

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The upper ground floor is centred around an exceptional reception room; a generous, light filled space with high ceilings, intricate cornicing and large sash windows overlooking greenery, creating an atmosphere that feels calm and quietly elevated. Bespoke cabinetry and a feature fireplace anchor the room, while the dining area sits naturally within the wider space. The kitchen has been thoughtfully designed with shaker style cabinetry, stone worktops and integrated appliances, finished in soft neutral tones.

Downstairs, the principal bedroom is particularly well proportioned and benefits from fitted shutters and a beautifully appointed en suite bathroom finished in natural stone. A second double bedroom is currently arranged as a nursery and is served by a contemporary shower room.

## Features

Private courtyard garden with a beautifully maintained communal garden and residents' off street parking

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Impressive reception room with high ceilings, cornicing and large sash windows

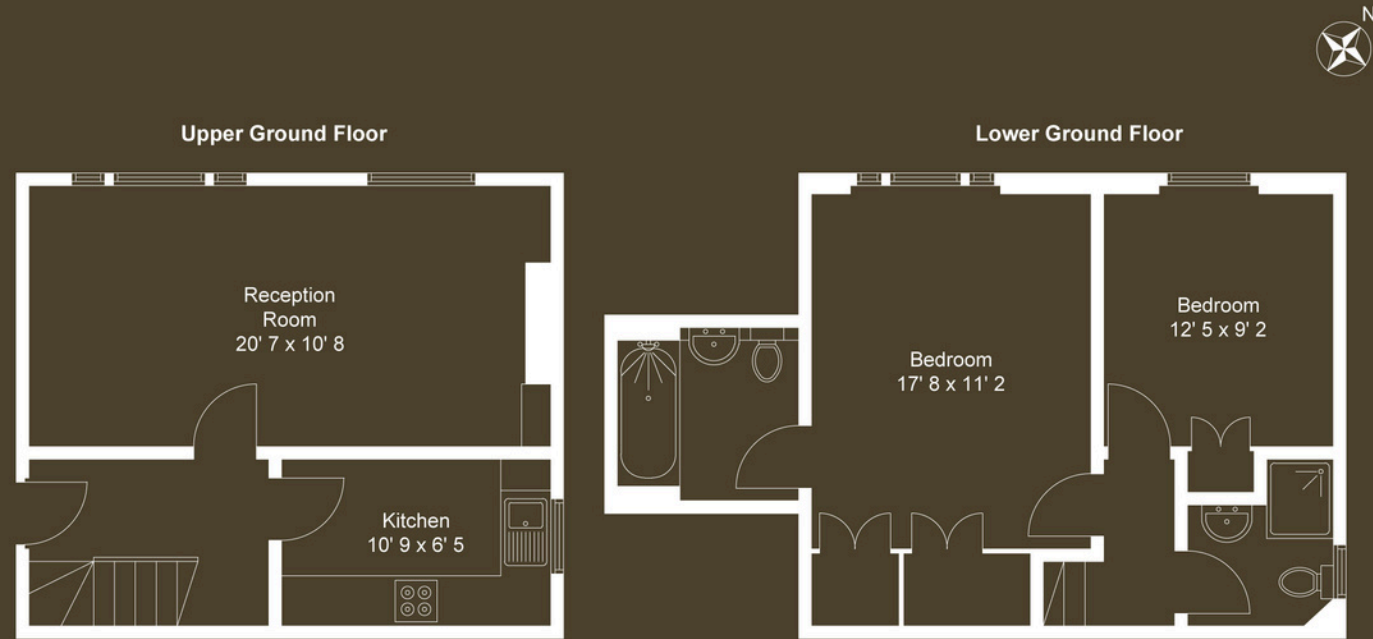
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Principal bedroom with fitted shutters and luxurious en suite bathroom finished in natural stone

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### Langton Court

Approximate Gross Internal Area = 795 sq ft / 73.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Deodar Road, SW15

Langton Court is an elegant and quietly tucked away development in the heart of East Putney, offering a rare sense of privacy moments from the vibrancy of Upper Richmond Road. Residents benefit from off street parking, communal gardens and excellent connectivity via East Putney Underground with easy access to Putney Heath, Wandsworth Park and the River Thames.

The building immediately conveys a sense of grandeur and permanence.



# Book a viewing

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MALLARD

The art of coming home.