



Avon Court

Keswick Road, SW15

Asking Price £250,000

Bright and well-presented first-floor studio apartment with a private balcony, separate kitchen and peaceful outlook, ideally located close to Putney's excellent amenities and transport links.

CHESTERTONS



Avon Court

Keswick Road, SW15

- Bright first-floor studio apartment
- Spacious studio room with defined living and sleeping space
- Separate fitted kitchen
- Contemporary bathroom
- Private balcony with a leafy outlook
- Entrance hall with built-in storage
- Well-maintained purpose-built development
- Lift access
- Within easy reach of Putney High Street's shops, cafés and restaurants
- Close to East Putney Underground Station (District Line)
- Convenient access to Putney mainline station (Waterloo)
- Excellent local bus routes nearby
- Close to Putney Heath and Wandsworth Park
- Easy access to the A3 and Central London
- Ideal for first-time buyers, investors and commuters



Situated on the first floor of a well-maintained purpose-built development, this bright and well-presented studio apartment offers an excellent opportunity for first-time buyers, investors or those seeking a convenient London pied-à-terre. Positioned in the centre of the building, the apartment benefits from excellent insulation, while the first-floor setting provides added security and is easily accessible via both stairs and a lift.

The apartment features a spacious studio room with ample space for both living and sleeping areas, enhanced by large windows and a door opening onto a private balcony overlooking mature greenery, creating a peaceful spot to relax outdoors. A separate fitted kitchen provides practical storage and workspace, while the contemporary bathroom and built-in hallway storage add to the apartment's everyday convenience. Residents also benefit from lift access.

Avon Court is ideally positioned on Keswick Road, within easy reach of Putney High Street's vibrant selection of cafés, restaurants, shops and supermarkets. East Putney Underground Station and Putney mainline station are both nearby, providing fast and convenient links into Central London, while the nearby green spaces of Putney Heath and Wandsworth Park offer the perfect escape from city life. Combining a quiet residential setting with superb connectivity, this apartment is an excellent choice for a wide range of buyers.

Tenure: Leasehold (Expiry: 29/09/3001) plus Share of Freehold

Service Charge: £2,452.24 p.a.

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

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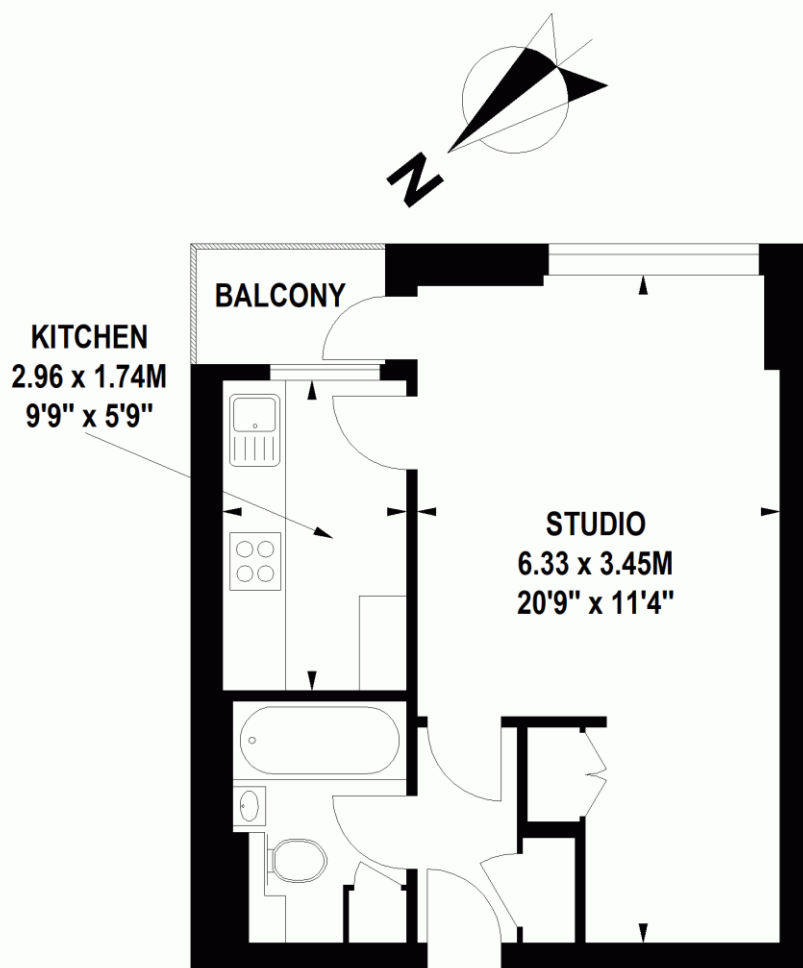
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Approximate Gross Internal Area 32 sq m / 345 sq ft



First 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.

