



# Kings Yard

Stanbridge Road, SW15

Asking Price £575,000

Tucked away in this gated development is this well presented light and bright split level apartment, located in the ever popular West Putney.

**CHESTERTONS**



# Kings Yard

Stanbridge Road, SW15

- Two double bedrooms
- Two bathrooms
- Gated development
- Split level
- 890 sq. ft
- Prime West Putney
- Chain free



Tucked away in this gated development is this well presented light and bright split level apartment, located in the ever popular West Putney.

As you enter the property via the apartments own front door, you are greeted with a large hallway space with great storage options. On this level are two large double bedrooms. The principal bedroom offers a walk-in wardrobe and an en-suite bathroom. The second bedroom is also a great size with a plethora of built in storage.

On the top floor is a family bathroom and the semi open plan kitchen / living room. The kitchen is a great size, offering plenty of preparation and storage space.

The living room has vaulted ceilings measuring 3.38m, is flooded in natural light via the sky lights and presents plenty of accommodation for both living and dining room space.

Kings Yard is a gated development, set back from Stanbridge Road in prime West Putney. Whilst being easily accessible to the shops, cafes and boutiques of the Lower Richmond Road, the property is just 0.3 miles to the River Thames, 0.8 miles to Putney Bridge station for the District Line and 0.8 miles to Putney over ground station for direct access into Waterloo.

**Tenure:** Leasehold – (Expiring: 25/12/2124)

**Service Charge:** £2,651 pa, includes : common parts, electric gates, stairwell & communal driveway

**Ground Rent:** £400 pa

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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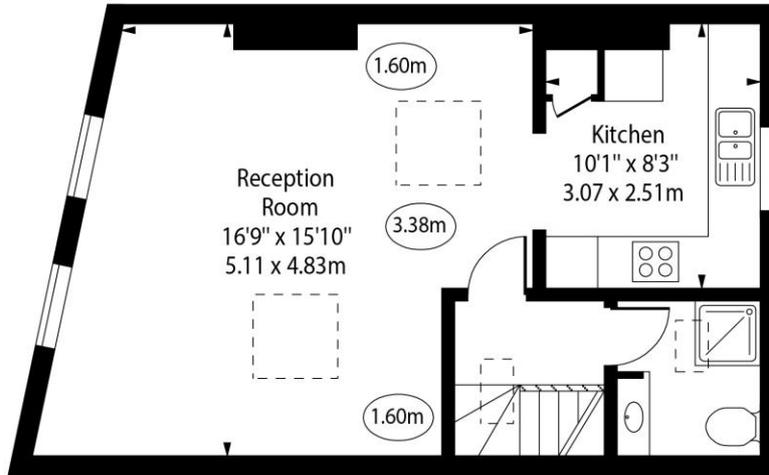
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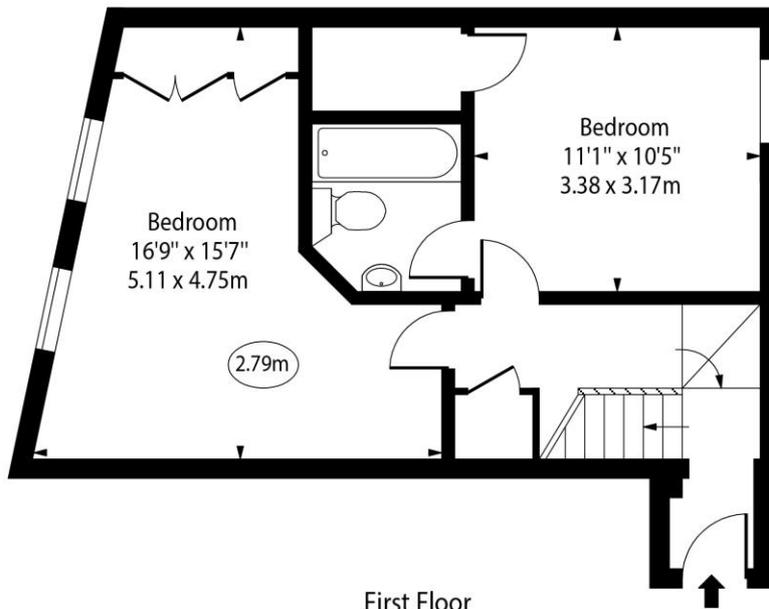
Kings Yard,  
Stanbridge Road, SW15



○ - Ceiling Height



Second Floor



First Floor

Approx Gross Internal Area 890 Sq Ft - 82.68 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
Measured according to the RICS

For Illustration Purposes Only - Not To Scale

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