



Augusta House

Pentlow Street, SW15

Asking Price £625,000

A beautifully presented ground-floor apartment offering two double bedrooms, two bathrooms, a private patio garden and off-street parking, ideally situated on one of West Putney's most sought-after residential roads.

CHESTERTONS



Augusta House

Pentlow Street, SW15

- Ground-floor purpose-built apartment
- Two generous double bedrooms
- Principal bedroom with fitted wardrobes and en-suite bathroom
- Second double bedroom with fitted wardrobes
- Family bathroom
- Private patio garden
- Chain Free
- Allocated off-street parking space
- Within easy reach of Putney High Street amenities
- Convenient for Putney mainline station (Waterloo)
- Close to both East Putney and Putney Bridge Underground stations (District Line)
- Short walk to Putney Common and nearby green spaces
- Excellent local bus routes and transport links into Central London



Situated on one of West Putney's most desirable residential roads, this beautifully presented ground-floor apartment offers generous accommodation, a private patio garden and the added benefit of off-street parking.

The property is centred around a bright and spacious open-plan kitchen and reception room, creating a fantastic space for both everyday living and entertaining. There is ample room for both seating and dining areas, while double doors open directly onto the private patio garden, providing a seamless extension of the living space and the perfect setting for outdoor dining or relaxing.

The principal bedroom is a generous double, complete with fitted wardrobes and an en-suite bathroom. A second well-proportioned double bedroom also benefits from fitted wardrobes and is served by a family bathroom. Two useful storage cupboards further enhance the practicality of the home.

Beautifully presented throughout, the apartment is ready for a new owner to move straight in and enjoy. An allocated off-street parking space adds further convenience.

Pentlow Street is one of West Putney's premier roads, ideally located for the boutique shops, cafés and restaurants of Lower Richmond Road, as well as the wider amenities of Putney High Street. Excellent transport links are within easy reach, including Putney mainline station, East Putney and Putney Bridge Underground stations, while the open green spaces of Putney Common are just a short walk away.

Tenure: Leasehold (Expiry: 01/01/2128)

Service Charge: £3,950.68 p.a.

Ground Rent: Nil

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

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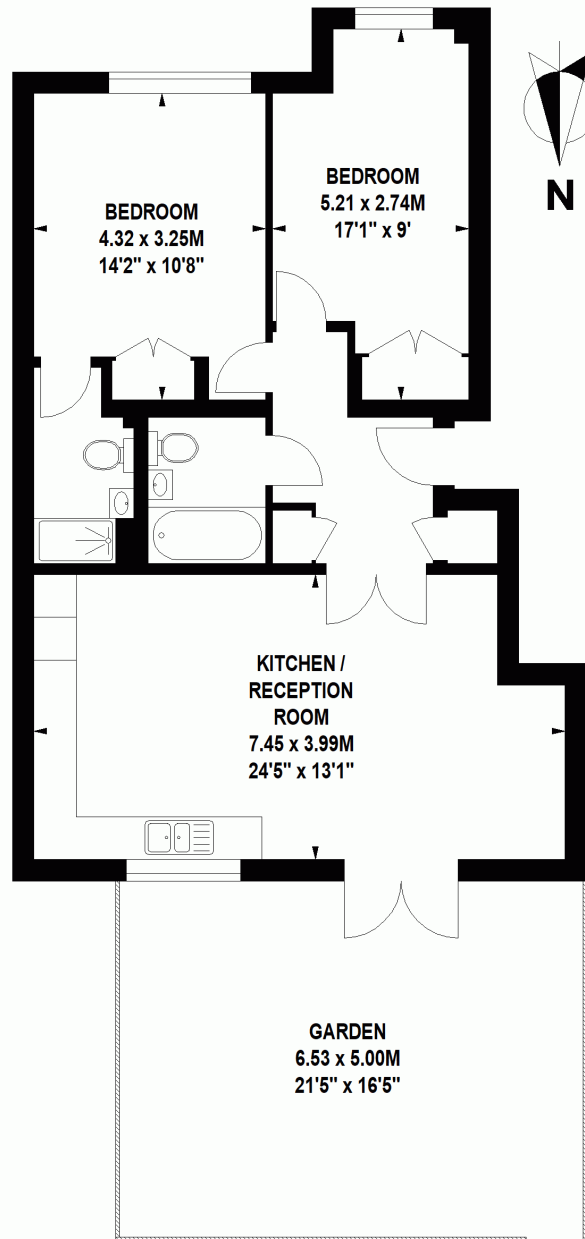
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Augusta House, Pentlow Street, SW15

Approximate Gross Internal Area 71 sq m / 764 sq ft



Ground 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.

