



Selwyn House

Manor Fields, SW15

Asking Price £650,000

Located in the sought-after Manor Fields, this spacious first floor, 1,024 square foot 2 - 3 bedroom apartment offers exceptional entertaining space, beautiful views of the gardens and a peaceful setting. Offered chain free.

CHESTERTONS



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- Spacious, 1,024 sq. ft apartment
- Delightful communal gardens
- Private parking
- Lift
- Porter/caretaker
- Nighttime security
- Chain free



Located in the sought-after Manor Fields , this spacious top floor, 1,015 sf 2 bedroom apartment offers exceptional entertaining space, beautiful views of the gardens and a peaceful setting.

The accommodation offers over 1024 sq. ft of living space, Currently being used as a three bedroom property, but could be used as a two bedroom, with separate dining room, separate WC, kitchen, reception room & dining room with South facing bay window looking onto the gardens. Further benefits include off-street parking, lift, on-site porter & beautiful communal gardens.

Manor Fields is an Art Deco style private development located just off Putney Hill. Local transport into London is available via Putney mainline station & East Putney Underground station. Excellent restaurants, bars, cafes and shops can be found on the nearby Putney High Street

Tenure: Leasehold (Expiry: 01/04/2983)

Service Charge: £7449.10 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	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

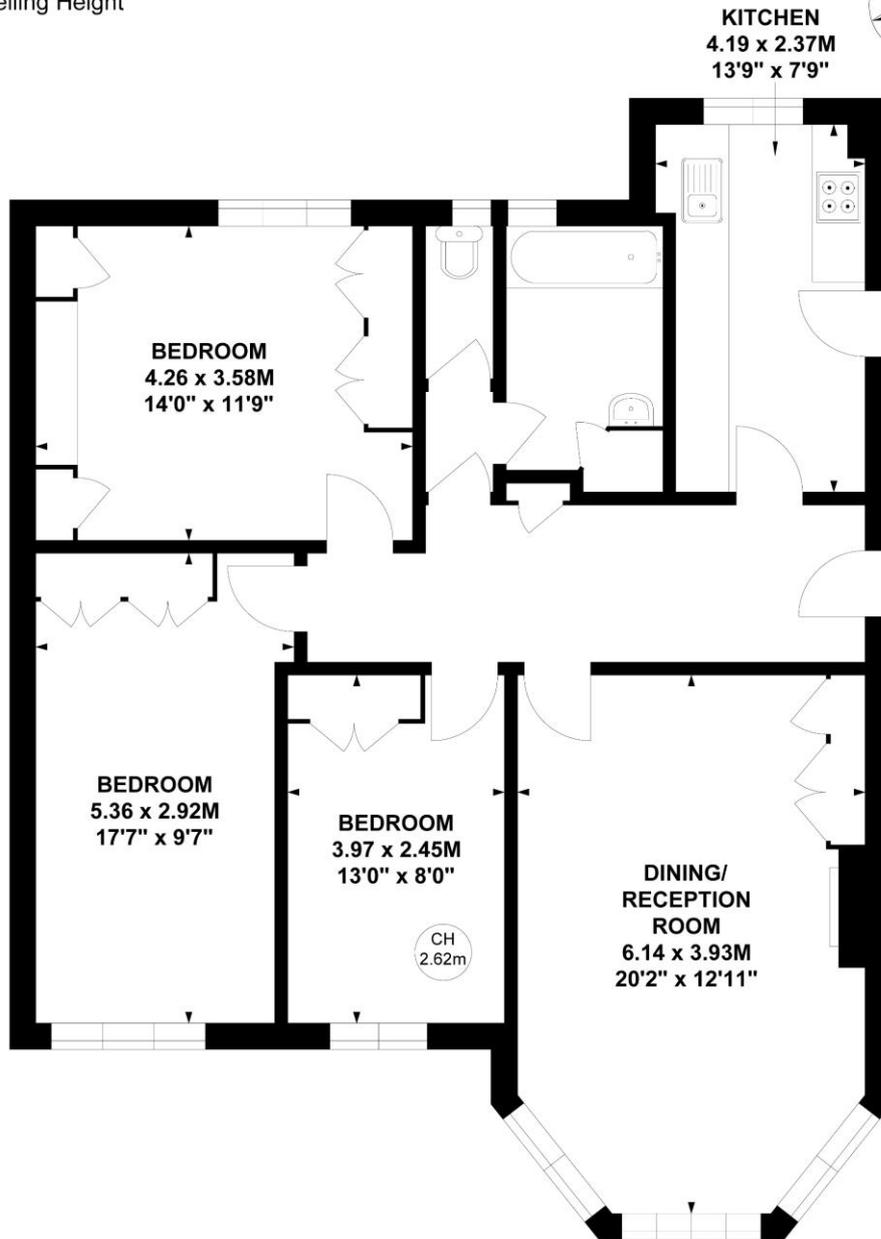
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Approximate gross internal area
95.10 sq m / 1024 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only