

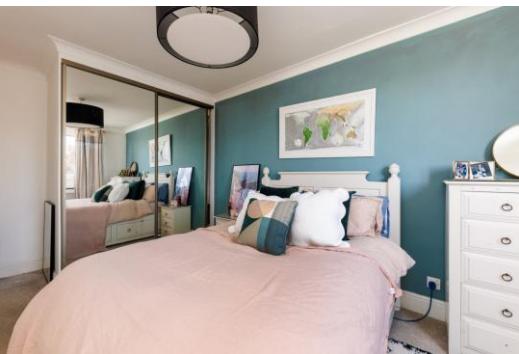


# Leylands

Viewfield Road, SW18

Asking Price £500,000

A bright two-bedroom apartment with a private balcony, garage and communal gardens, ideally located in a quiet setting close to Southfields, East Putney and Putney.



# Leylands

Viewfield Road, SW18

- Second-floor apartment within a well-maintained development
- Two well-proportioned double bedrooms
- Bright reception room with access to private balcony
- Separate fitted kitchen
- Family bathroom with separate WC
- Chain free
- Private garage
- Additional storage space
- Access to communal gardens
- Close to Southfields and East Putney Underground station (District Line)
- Within easy reach of Putney mainline station
- Excellent local bus routes nearby
- Convenient access to the A3
- Close to local shops, cafés and amenities
- Near to green open spaces and parks



Tucked away in a peaceful residential development, this well-presented two-bedroom apartment offers bright, comfortable living with the added benefits of a private balcony, garage and access to communal gardens.

The apartment features a spacious reception room with plenty of natural light and direct access to the balcony, creating a welcoming space to relax or entertain. A separate kitchen is well arranged with good storage and worktop space, ideal for everyday use.

Both bedrooms are generous doubles, with the principal bedroom offering particularly good proportions. The property is served by a family bathroom, with the overall layout offering practical and well-balanced accommodation.

The development reflects its mid-century origins, with the apartment styled in keeping with this character, giving it a distinctive and appealing feel.

The property also benefits from a private garage and additional storage, making it an excellent option for those needing extra space.

Ideally located within easy reach of Southfields, East Putney and Putney, the apartment enjoys excellent transport links, including District Line and mainline services into Central London. Nearby green spaces, local cafés and shops further enhance the appeal, offering a great balance of convenience and lifestyle.

**Tenure:** Leasehold (Expiry: 28/08/2980) Plus Share of Freehold

**Service Charge:** £2,228.04 p.a. plus Reserve fund £403.52 p.a.

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

153 Upper Richmond Road

London

SW15 2TX

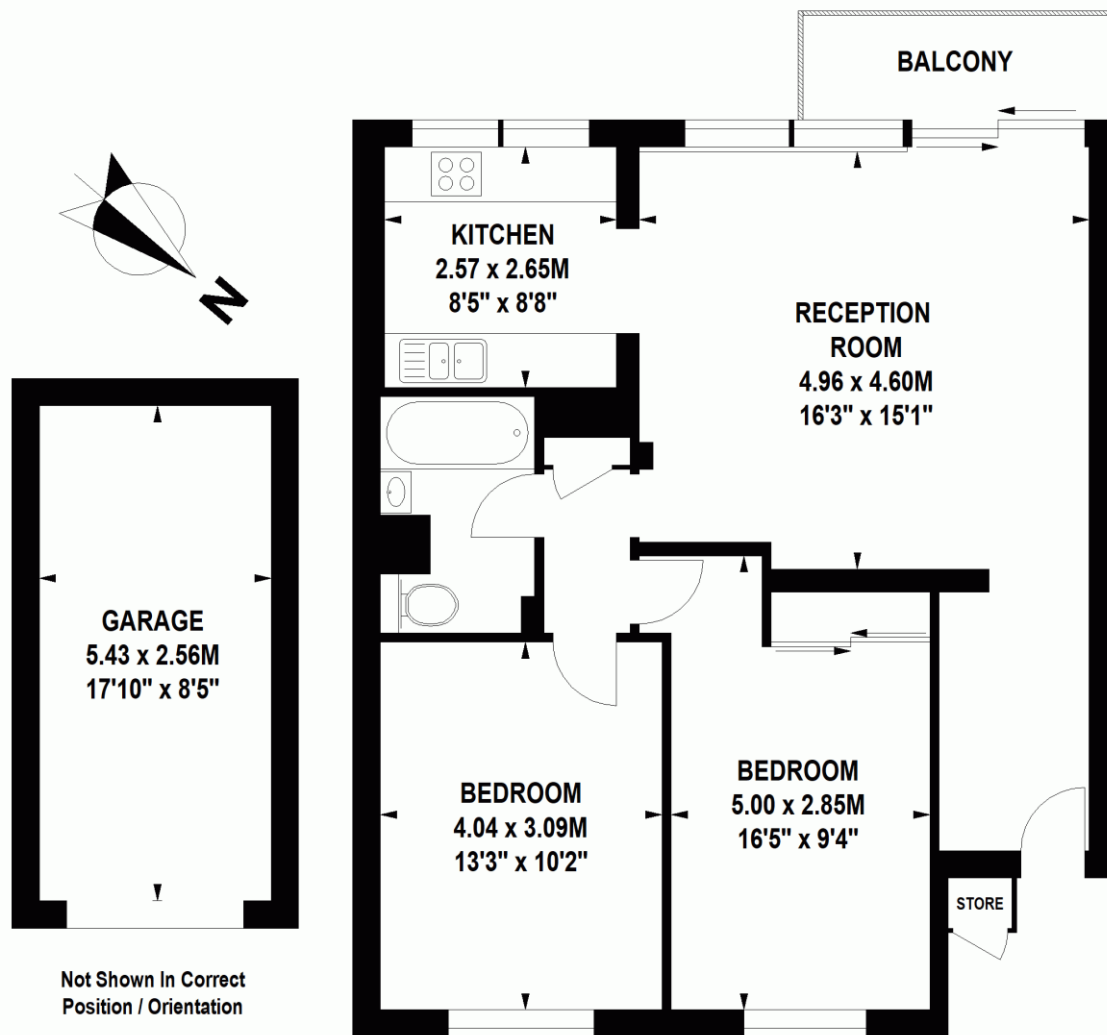
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# Leylands, Viewfield Road, SW18

Approximate Gross Internal Area 71 sq m / 764 sq ft  
Excluding Garage of Approximately 14 sq m / 151 sq ft  
Excluding Store



## Ground Floor

## Second 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.

