



# Garden Royal

Kersfield Road, SW15

Asking Price £675,000

A bright split-level three-bedroom maisonette with its own entrance, access to communal gardens, off-street parking and a private garage.

**CHESTERTONS**





# Garden Royal

## Kersfield Road, SW15

- Split-level three-bedroom maisonette
- Three well-proportioned bedrooms
- Private garage
- Off-street parking
- Share of freehold
- Close to Putney Hill
- Convenient for Putney mainline station and East Putney Underground station
- Excellent local bus routes nearby
- Easy access to the A3 for routes into and out of London





This well-presented split-level maisonette offers over 1,080 sq. ft of bright and well-arranged accommodation, along with the rare benefit of its own private entrance, off-street parking and a private garage.

Arranged over two floors, the property provides generous living space, with the ground floor comprising a spacious reception room enjoying direct access to communal gardens, a separate dining room ideal for entertaining or flexible family living, and a modern, well-equipped kitchen.

Upstairs, there are three well-proportioned bedrooms alongside a family bathroom, with large windows throughout allowing excellent natural light and creating a bright, airy feel. The property also benefits from ample built-in storage.

Offered with a share of freehold, this property forms part of the highly regarded Garden Royal development on Kersfield Road, just off Putney Hill. Ideally positioned within walking distance of Putney mainline station and East Putney Underground station, the area is also well served by numerous bus routes, providing excellent transport links across London. The nearby A3 offers convenient access both into Central London and out towards the surrounding areas.

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**Tenure:** Leasehold (Expiry: 24/06/2960) Plus Share of Freehold

**Service Charge:** £3,182.53 p.a. plus Reserve Fund £909.12 p.a. and Buildings Insurance £938.53 p.a.

**Ground Rent:** Peppercorn

**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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Putney Sales*

153 Upper Richmond Road

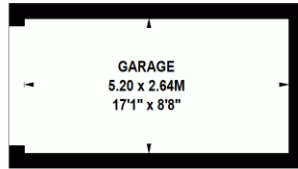
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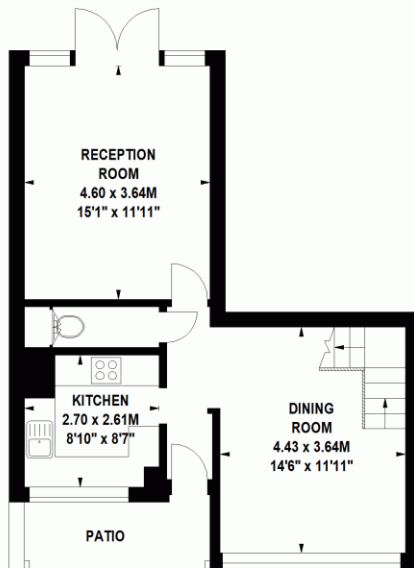
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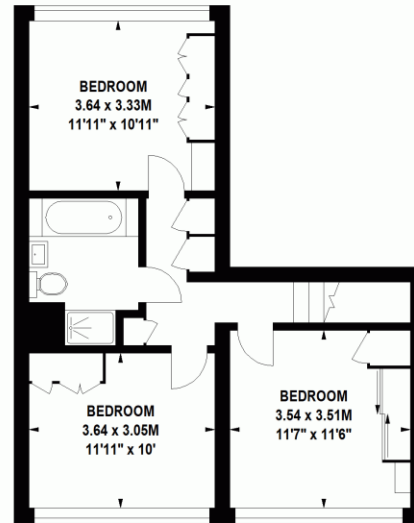
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**Garden Royal,  
Kersfield Road, SW15**  
Approximate Gross Internal Area 99 sq m / 1066 sq ft  
(Excluding Garage)



**Ground Floor**



**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.

