



Kersfield House

Kersfield Road, SW15

Asking Price £450,000

A well-presented two-bedroom apartment offering bright open-plan living, underground parking and access to communal gardens, conveniently located close to Putney Heath and excellent transport links.

CHESTERTONS



Kersfield House

11 Kersfield Road, SW15

- First-floor purpose-built apartment
- Two well-proportioned double bedrooms
- Principal bedroom with en-suite bathroom
- Allocated underground parking space
- Access to well-maintained communal gardens
- Approximately 0.6 miles to Putney mainline station
- Approximately 0.8 miles to East Putney Underground station (District Line)
- Excellent local bus routes nearby
- Easy access to the A3 for routes into and out of London
- Close to Putney Heath and Wimbledon Common



Located within a well-maintained purpose-built block set back from the road, this bright and contemporary first-floor apartment offers approximately 780 sq ft of well-arranged accommodation, with all principal rooms enjoying a sunny south-facing aspect.

The property centres around a spacious open-plan reception, dining and kitchen area, creating an ideal modern living and entertaining space filled with natural light. The kitchen is well laid out and practical for everyday use while remaining sociable for hosting.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, while the second bedroom is served by a separate family bathroom. The apartment is presented in good condition throughout and benefits from good built-in storage, allowing an incoming purchaser to move straight in.

Additional advantages include a private side entrance with secure access, an allocated parking space within the underground car park, and access to well-maintained communal gardens with leafy surroundings, providing a peaceful setting away from the main road.

Kersfield House is situated on Kersfield Road just off Putney Hill, ideally positioned for excellent transport connections including Putney mainline station (approximately 0.6 miles), East Putney Underground station (approximately 0.8 miles), numerous local bus routes, and convenient access to the A3 for routes in and out of London. The green open spaces of Putney Heath and Wimbledon Common are also close by.

Tenure: Leasehold (Expiry: 21/06/2138)

Service Charge: £3,500 p.a.

Ground Rent: £500 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

153 Upper Richmond Road

London

SW15 2TX

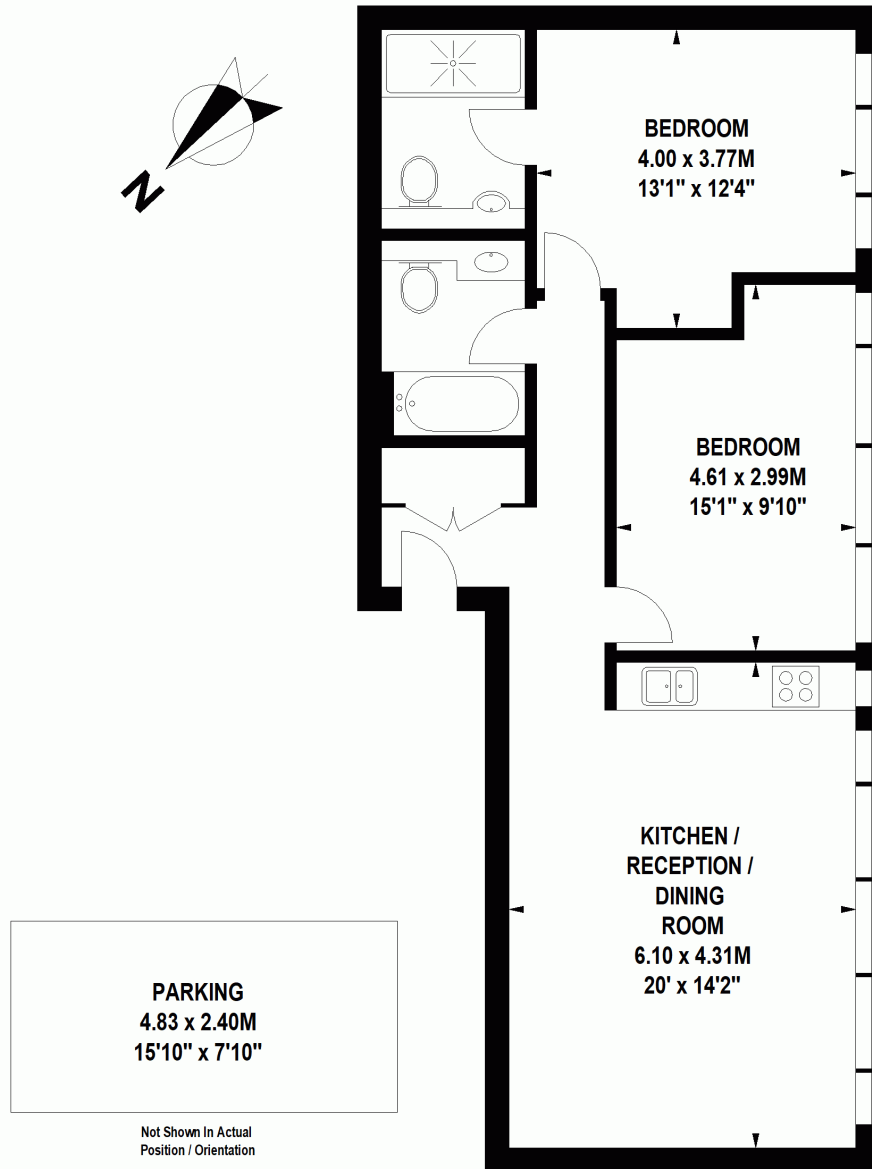
putney@chestertons.co.uk

020 8246 5959

chestertons.co.uk

Kersfield House, Kersfield Road, SW15

Approximate Gross Internal Area 72 sq m / 775 sq ft



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.

