



Disraeli Gardens

London, SW15

Asking Price £850,000

Disraeli Gardens is a highly regarded mansion flat located on a pretty tree-lined residential street just moments from East Putney Tube Station, Putney Station and Wandsworth Park.

CHESTERTONS



Disraeli Gardens

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- Attractive building
- Share of Freehold
- Two bedrooms
- Double reception
- working feature fireplaces
- Communal Gardens
- Tennis Court
- Central Putney location
- 0.2 miles from East Putney Tube



Located on the second floor, this charming property offers 1,076 sq. ft of accommodation, an abundance of living space, with a double fully flexible reception room which enjoys a southerly aspect, excellently equipped eat-in kitchen with integrated appliances, elegant bathroom suite and two double bedrooms both with a plethora of built in storage.

The property benefits from plenty of period features, including sash windows, high ceilings and feature fireplaces. The handsome building oozes curb appeal and the development further benefits from beautifully maintained communal gardens and a tennis court.

Disraeli Gardens is conveniently located just moments from Putney High Street. It is just 0.2 miles away from Putney mainline station with its overland link into London Waterloo and 0.2 miles from East Putney tube station with access to the District line. Putney High Street itself, has an array of shops, restaurants and bars. Wandsworth Park and the River Thames are also nearby.

Tenure: Leasehold (Expiry: 29/09/2970) Plus Share of Freehold
Service Charge: £3,431.45 p.a. Plus Reserve Fund £2,610.10 p.a.
Ground Rent: Nil
Local Authority: London Borough of Wandsworth
Council Tax Band: E

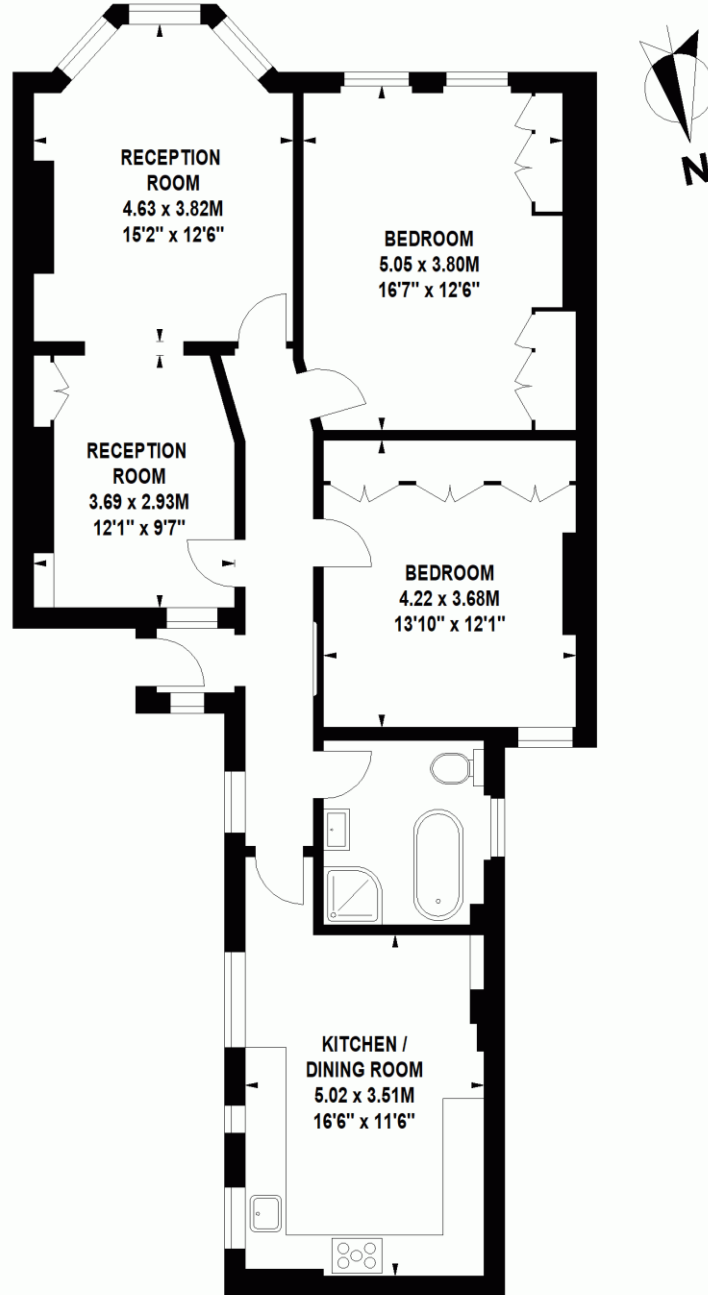
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area 100 sq m / 1076 sq ft



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.

