



# Norroy Road

SW15

Asking Price £840,000

A spacious and well-proportioned three-bedroom split-level maisonette with roof terrace, extending to approximately 1,195 sq. ft, ideally positioned on a sought-after residential road in the heart of Putney.

**CHESTERTONS**



# Norroy Road

## SW15

- Spacious split-level maisonette extending to approximately 1,195 sq ft
- Three well-proportioned double bedrooms
- Two bathrooms
- Generous reception room with ample space for dining and entertaining
- Separate kitchen
- Private roof terrace
- Prime Putney location close to transport links, amenities and green open spaces



A spacious and well-proportioned three-bedroom split-level maisonette extending to approximately 1,195 sq. ft, ideally positioned on a sought-after residential road in the heart of Putney. Arranged over the first and second floors, the property offers bright and versatile accommodation throughout, complemented by a superb private roof terrace and an excellent balance of living and bedroom space.

As you enter the flat you are greeted by a generous first-floor landing. To the front of the property is an impressive reception room, enjoying excellent natural light and providing ample space for both relaxing and dining. Adjacent is a well-appointed separate kitchen with plenty of worktop and storage space, ideal for everyday living and entertaining alike. Also on this floor is a spacious double bedroom together with a family bathroom. Stairs lead to the second floor where two further well-proportioned double bedrooms can be found, served by an additional bathroom. The upper level also provides direct access to a fantastic private roof terrace, offering an ideal space for outdoor dining, entertaining or simply enjoying the open outlook.

Norroy Road is a central Putney address, next to extensive amenities of Putney High Street. The area offers an excellent selection of shops, cafés, restaurants and leisure facilities, while Putney Mainline Station and East Putney Underground Station provide swift connections into Central London. The green open spaces of Wandsworth Park, Putney Heath and Richmond Park are also within easy reach, making this an exceptional location for both professionals and families.

**Tenure:** Leasehold (Expiry: 25/12/2290)  
**Service Charge:** £650 p.a. for Building insurance  
**Ground Rent:** Nil  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

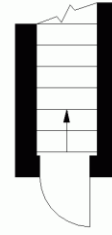
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

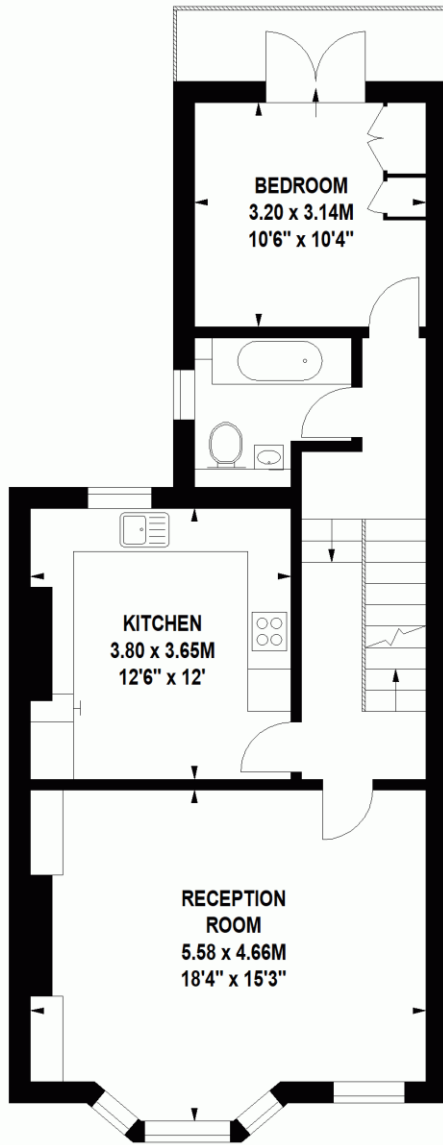
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# Norroy Road, SW15

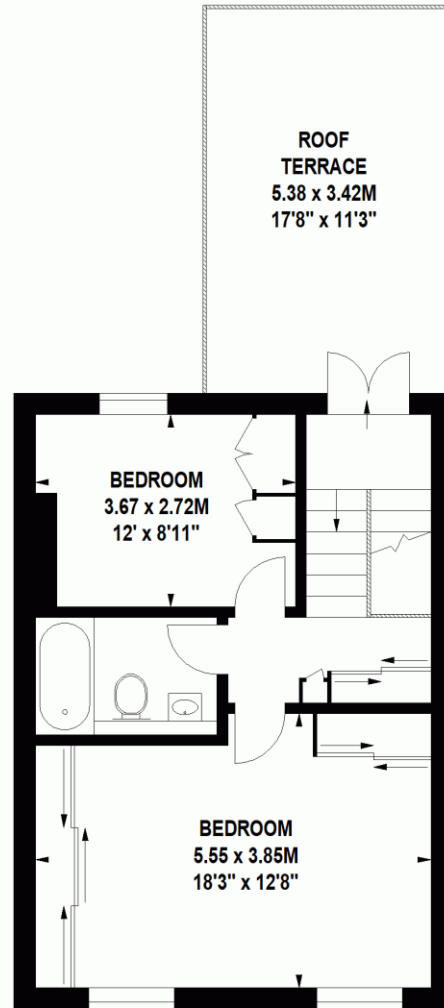
Approximate Gross Internal Area 111 sq m / 1195 sq ft



Ground Floor Entrance



First 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.

