



Putney Bridge Road

London, SW15

Offers in excess of £400,000

A bright and well-arranged split-level one bedroom apartment, set on the top floor of a conversion and ideally located close to Putney's excellent transport links and amenities.

CHESTERTONS



Putney Bridge Road

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- One well-sized double bedroom with good storage
- Bright split-level layout
- Top-floor position within a period conversion
- Offered to the market chain free
- Situated on Putney Bridge Road in the heart of Putney
- Excellent access to both Putney Underground and Overground stations
- Easy commuting into Central London
- Close to local shops, cafés, restaurants, and everyday amenities
- Near green spaces and riverside walks



Located on the top floor of a charming conversion, this attractive split-level one bedroom apartment offers a bright and well-balanced living space, ideal for first-time buyers looking for both comfort and convenience. With approximately 518 sq. ft. of internal space, the layout feels open yet well defined, making excellent use of every area.

The main living space comfortably accommodates areas for relaxing, dining, and working from home, creating a versatile environment to suit modern living. The kitchen is neatly fitted with integrated appliances, while the double bedroom provides a calm retreat with good storage options. A well-presented bathroom completes the accommodation.

The property further benefits from a long lease of approximately 175 years remaining, a low annual service charge of approximately £1,017 per annum, and is offered to the market chain free, allowing for a smooth and straightforward purchase.

Tenure: Leasehold (Expiry: 31/12/2200)

Service Charge: £1,017 p.a.

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

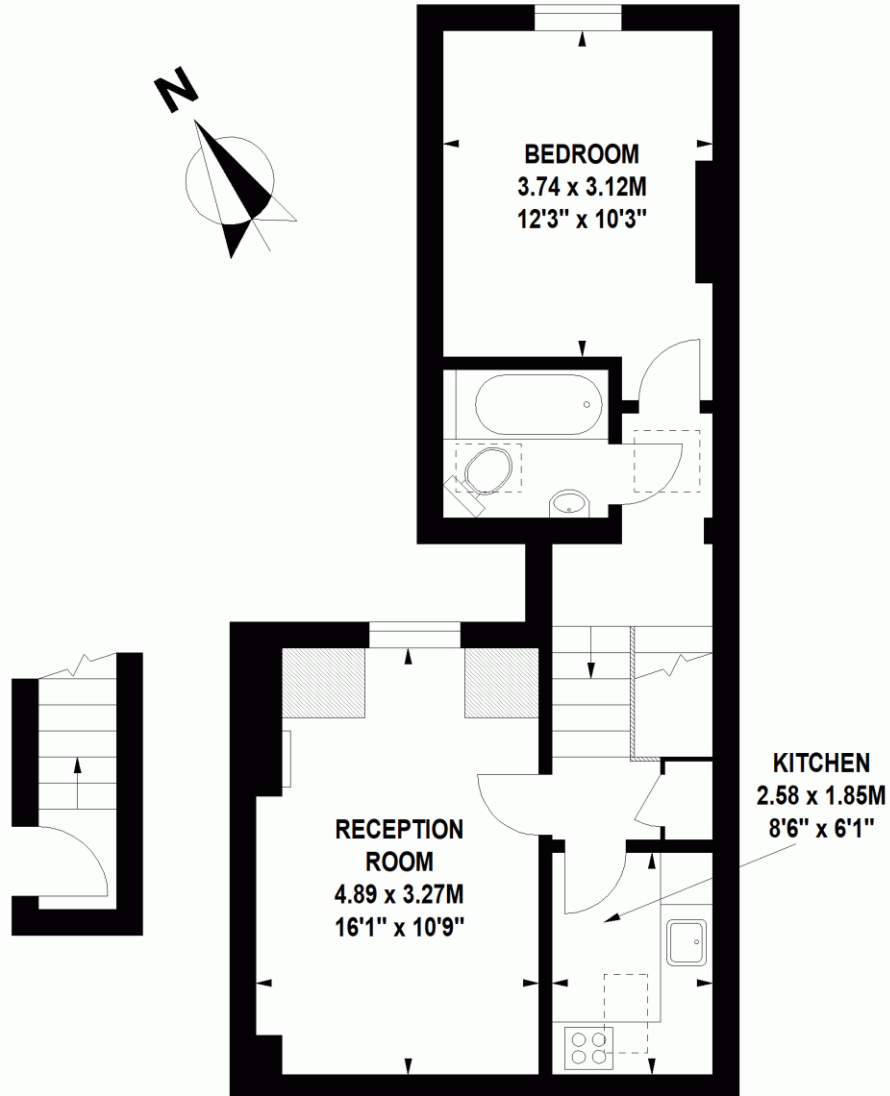
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Approximate Gross Internal Area 48 sq m / 517 sq ft



Under 1.5m head height



**First Floor
Entrance**

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.

