



Kendal Place

Putney, SW15

Asking Price £650,000

A beautifully presented, exceptionally spacious two bedroom, two bathroom ground floor apartment, extending to approximately 907 sq. ft, located in the heart of Putney. Benefitting from renovated swimming pool and sauna, as well as gated parking.

CHESTERTONS



Kendal Place

Putney, SW15

- Spacious 907 sq. ft ground floor apartment
- Two generous double bedrooms and two modernised bathrooms
- Large south-facing private balcony looking onto communal gardens
- Residents' recently renovated swimming pool and sauna
- Off-street gated parking
- South facing 21 ft reception/dining room ideal for entertaining
- 0.2 miles to East Putney tube and 0.5 miles to Putney station
- Chain Free



The property offers a superb balance of space, natural light and convenience, featuring a substantial South facing reception and dining room measuring over 21 ft in length, creating an ideal setting for both everyday living and entertaining. Large doors open directly onto a generous south-facing private balcony, allowing sunlight to flood the living space throughout the day and providing an excellent outdoor area for relaxing or al fresco dining.

The separate fitted kitchen is well laid out with ample storage and workspace, while both bedrooms are generously proportioned doubles. The principal bedroom benefits from a recently modernised en-suite bathroom room, with a second modern bathroom serving the remainder of the apartment. The layout offers excellent practicality, privacy and versatility for professionals, couples or downsizers.

One of the standout features of the development is the rare combination of residents gated off-street parking and access to a recently renovated communal swimming pool and sauna — highly desirable amenities that add genuine lifestyle value and are increasingly difficult to find in Putney. The ground floor position also provides ease of access and convenience, making the property particularly appealing for a wide range of buyers.

The property offers a quiet place to live, whilst being in the heart of Putney, well located for the excellent amenities of Putney High Street, with its wide selection of cafés, restaurants, shops and supermarkets, while Putney mainline station and East Putney Underground station provide fast and convenient access into Central London. The area is also well known for its green open spaces, including Wandsworth Park and Putney Heath, as well as the Thames riverside walks, health clubs and vibrant local community atmosphere that make Putney one of South-West London's most desirable places to live.

Tenure: Leasehold expiring 24/06/2203

Service Charge: £5857.61 March 2025-March 2026 (includes block, reserve & estate)

Ground Rent: Nil

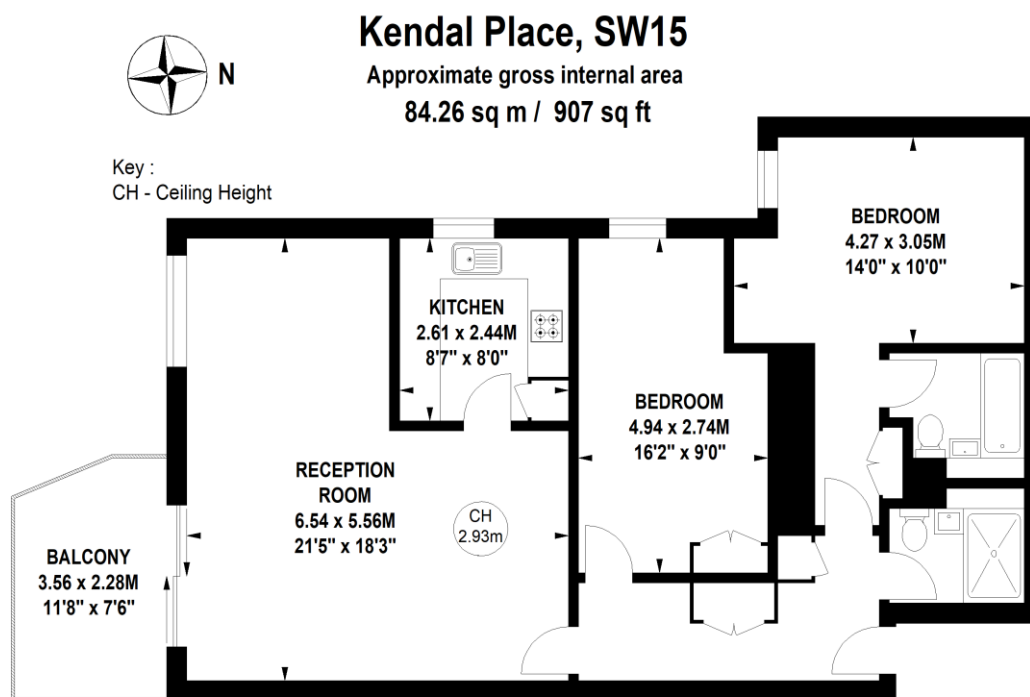
Local Authority: London Borough of Wandsworth

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

