



# College House

Putney Hill, SW15

Asking Price £450,000

A modern one-bedroom apartment with private balcony, secure allocated parking and access to resident gym facilities, ideally located close to Putney's transport links and amenities.

**CHESTERTONS**



# College House

Putney Hill, SW15

- Modern one-bedroom apartment
- Spacious open-plan living room with fitted kitchen
- Private full-length balcony
- Secure allocated underground parking space
- Chain free
- Access to residents' gym and concierge services
- Landscaped communal gardens within the development
- Close to East Putney Underground station
- Convenient for Putney mainline station
- Easy access to Putney High Street shops, cafés and restaurants
- Close to the River Thames and Richmond Park
- Excellent local bus routes and road connections nearby



Set within the popular Putney Square development, this spacious and modern one-bedroom apartment offers stylish open-plan living along with excellent resident facilities and superb transport connections.

The apartment features a generous open-plan reception and fitted kitchen with an L-shaped layout, providing a sociable and practical living space complemented by wood flooring throughout. Large doors open onto a full-length private balcony, creating an ideal space for relaxing or entertaining. The well-proportioned double bedroom offers good storage, while a contemporary bathroom completes the accommodation.

Residents of Putney Square benefit from landscaped communal gardens, concierge service and access to an on-site gym, adding to the convenience and lifestyle appeal of the development. The property also includes a secure allocated underground parking space.

Putney Square is conveniently located close to East Putney Underground station and Putney mainline station, providing excellent connections into Central London. The River Thames, Richmond Park and Putney High Street's shops, cafés and restaurants are all within easy reach.

**Tenure:** Leasehold (Expiry: 01/01/2166)  
**Service Charge:** £3,622.77 p.a.  
**Ground Rent:** £250 p.a.  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

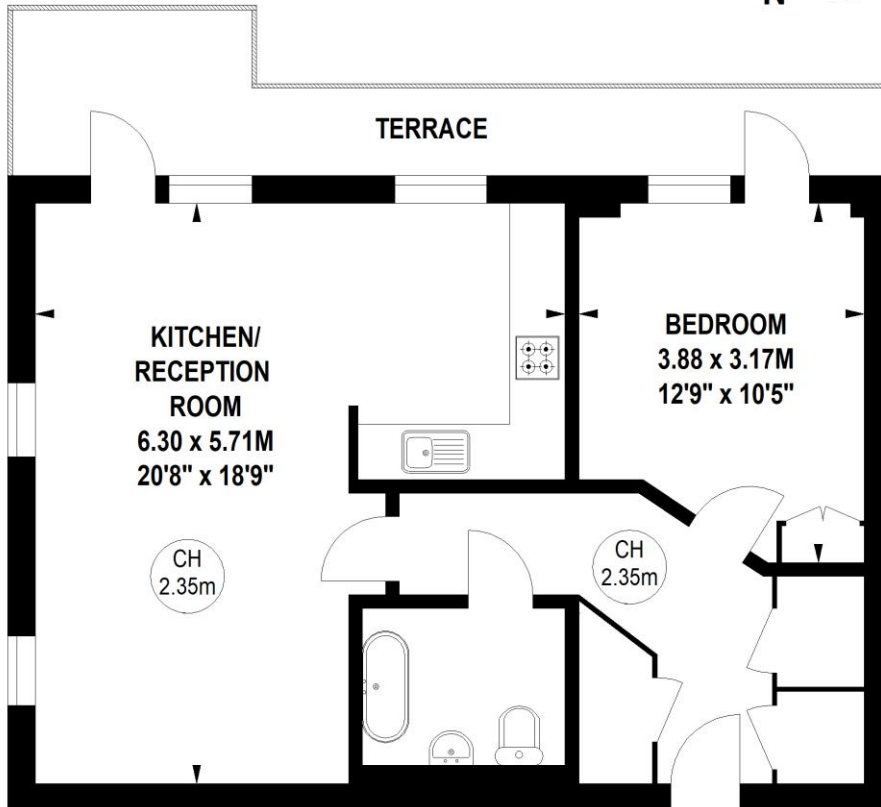
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# College House, SW15

Approximate gross internal area

56.67 sq m / 610 sq ft

Key :  
CH - Ceiling Height



## Fifth 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