



MALLARD

Gressenhall Road, SW18

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A beautifully presented two-bedroom apartment with exceptional living space nestled on a quiet, leafy street.

Gressenhall Road, SW18

£575,000 | 709 sq ft





Flooded with natural light, the impressive open-plan living space stretches almost 24 feet, framed by floor-to-ceiling windows and leafy open views.

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The principal bedroom enjoys an abundance of natural light through two floor-to-ceiling windows, framing attractive open views across the surrounding treetops.





A calm and beautifully considered bedroom, where soft textures, natural light and understated design create an inviting place to unwind.

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Positioned on the second floor of an attractive modern development on a quiet tree-lined street between Southfields and Putney, this beautifully presented two-bedroom apartment extends to approximately 709 sq ft, offering bright contemporary interiors, excellent proportions and a wonderfully practical layout.

At the heart of the home is an exceptional open-plan reception space extending to almost 24 feet in length. Thoughtfully designed for both everyday living and entertaining, the room enjoys an abundance of natural light through three floor-to-ceiling windows, framing attractive open views across the surrounding treetops.

EPC Rating
D

Council Tax Band
D

Leashold Details
995 years remaining
£2500 PA service charge
Peppercorn ground rent
Share of freehold



Putney Bridge Road, SW18



Solid wood flooring runs throughout the principal living areas, while recently redecorated interiors create a calm and modern backdrop. The contemporary kitchen is seamlessly integrated into the reception space, featuring sleek cabinetry, integrated appliances and a sociable breakfast bar.

Both bedrooms are generously proportioned doubles with fitted wardrobes providing excellent storage. New carpets have recently been installed, complementing the fresh decorative finish throughout, while a spacious family bathroom serves both bedrooms.

Features

Bright open-plan reception room
Almost 24 feet in length with three floor-to-ceiling windows and attractive open views across surrounding greenery.

Recently refreshed throughout
A wonderfully private outdoor space with direct access from the kitchen and the added benefit of useful rear access.

995-year lease & low running costs
Very reasonable service charges of £2500 PA, communal garden and secure bicycle storage.





Gressenhall Road

Approximate Gross Internal Area = 709 sq ft / 65.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Residents enjoy an ideal balance between Putney and Southfields, with an excellent selection of independent cafés, restaurants, shops and green spaces within easy reach. East Putney Underground Station and Putney Mainline Station are both conveniently accessible, providing swift connections into Central London.

Leafy surroundings,
excellent connectivity
and two of South West
London's most desirable
neighbourhoods quite
literally on your
doorstep.



Book a viewing

+44 (0) 207 3842228
hello@mallardestateagents.co.uk



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