



**JAMES  
ANDERSON**

Lytton Grove  
London SW15  
Guide Price £470,000



## Lytton Grove London SW15

Set on the top floor of an attractive period building on the highly sought-after Lytton Grove, this beautifully presented one bedroom apartment offers bright, spacious accommodation, stylish interiors and the rare benefit of a private garage, with Tufferman' industrial shelves.

The property features a generous double bedroom with built-in wardrobes, while both the bedroom and the spacious reception room benefit from Wifi enabled air conditioning/heat pumps, ensuring year-round comfort. The impressive living area is flooded with natural light and features a charming exposed brick fireplace, plantation shutters & sash windows, excellent storage, and soundproofed flooring, creating a warm and convenient living space. The well-appointed kitchen has been modernised to an exacting standard, featuring soft close cabinets, Neff Induction hob, Neff Wifi enabled Oven, a Franke sink with a Grohe extendable spray tap & a genuine stone Quartz worktop. The accommodation is finished with a modern bathroom, including a built-in vanity unit and under bath storage.

Surrounded by mature greenery, the apartment enjoys a peaceful setting while remaining within easy reach of Putney's excellent selection of cafés, restaurants, shops and transport links. The nearby open spaces of Putney Heath and Richmond Park provide fantastic opportunities for walking, cycling and outdoor recreation, making this an ideal home for professionals, first-time buyers or those looking to downsize without compromising on quality or location.

Lytton Grove in East Putney is considered a premier residential location because it combines a quiet, leafy, village-like charm with exceptional urban convenience. Situated within the highly sought-after "Lytton Grove Triangle," this famously peaceful and family-friendly, tree-lined street offers an exceptional residential feel while remaining just steps away from major transport links and vibrant high street amenities. It is this unique blend of character, comfort, an











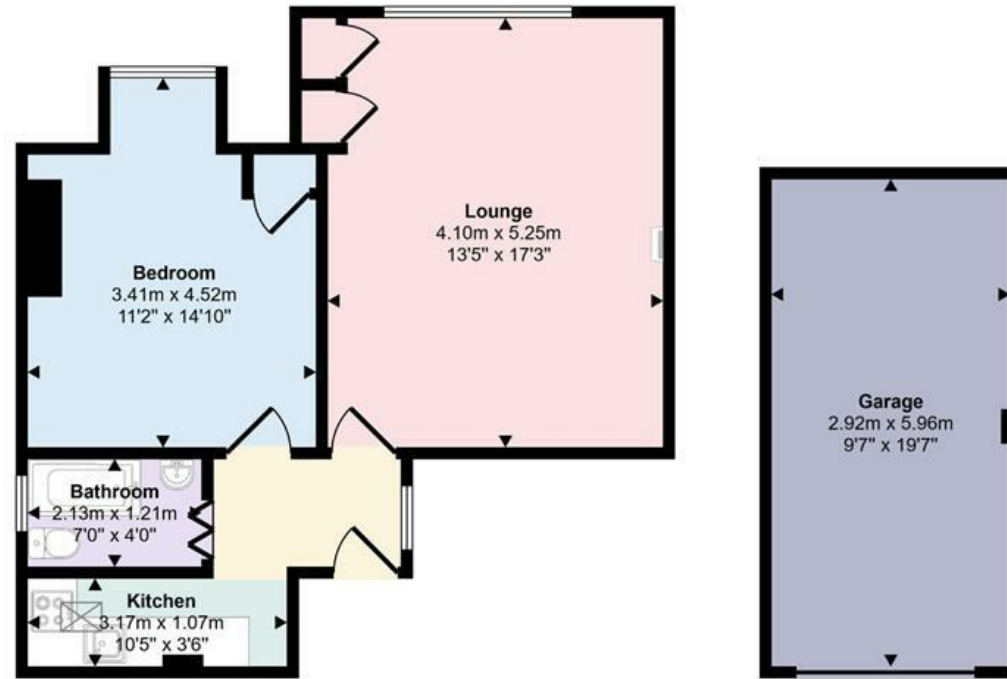






**Lytton Grove, SW15**

Approx Gross Internal Area  
64 sq m / 689 sq ft



**Floorplan**  
Approx 47 sq m / 502 sq ft

**Garage**  
Approx 17 sq m / 187 sq ft



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