



JAMES
ANDERSON



FOR SALE

£470,000

Lytton Grove, Putney, SW15

Guide Price

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, which can be used to generate income.

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.



One generous double bedroom



One modern bathroom



Bright and spacious reception room



Fitted kitchen with ample storage



Share of freehold | EPC D | Council tax C



Putney and East Putney tube stations



Secure video entry system



Air conditioning



Private garage



Putney Heath

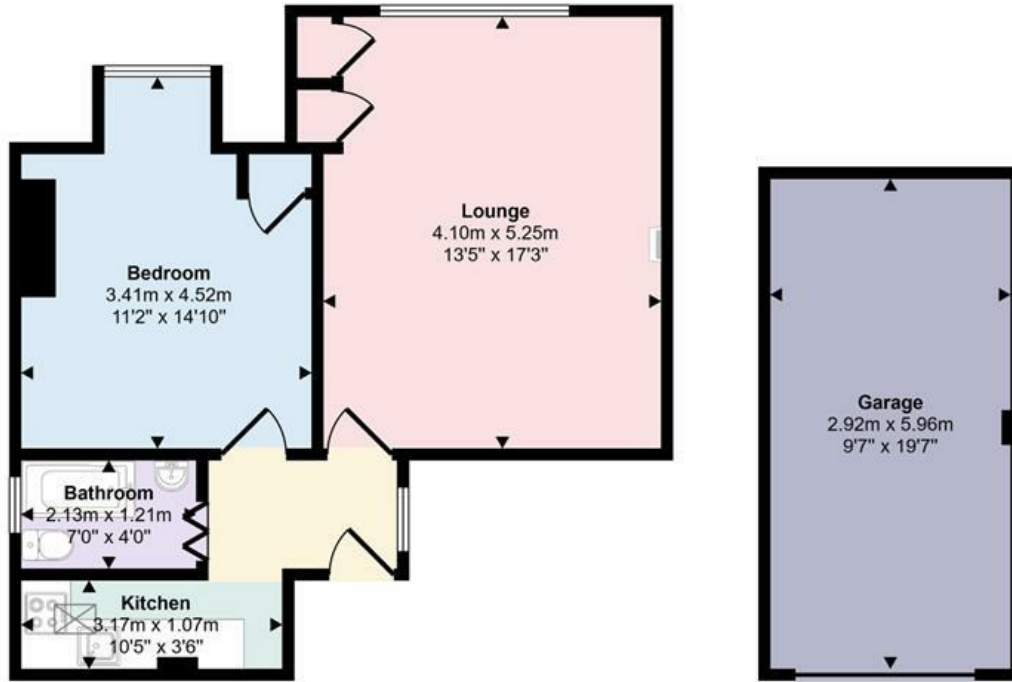


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

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

floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. No responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

