



Ross Court, Putney Hill, Putney, SW15

Asking Price: £625,000

 Benham
& Reeves

Ross Court, Putney Hill, Putney, SW15

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Attractively priced to sell, is this unmodernised spacious three bedroom period property. Situated in a well maintain mansion block, this lateral flat, spanning an approximate 1,370 square feet consists a wonderfully bright and spacious double reception/dining room. There is a large fitted kitchen/breakfast room, three double bedrooms, two family bathrooms and an additional W/C. The property also benefits from having a garage and there is off street parking within the development for all residents on a first come first serve basis. This property also has ample storage, period features and high ceilings throughout.

Ross Court is a private residential gated development with an onsite porter, large manicured communal, located in Putney Hill. The development is close to several schools with a mix of independent and state schools, both with strong academic backgrounds.





Property Features:

- Three Double Bedrooms
- Three Bathrooms
- 1370 Square Feet (Approx.)
- Large Reception/Dining Room
- Private Garage
- Well Maintained Communal Gardens
- Gated Development
- East Putney Station, District Line (0.8 Miles)



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Approximate Area = 1370 sq ft / 127.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Benham & Reeves. REF: 1166576

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 24/03/2972 Approximately 946 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,478.00 (per annum) For the year 2025 (including garage)
Anticipated Rent:	£2,250.00 pcm Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240136

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