

Asking Price: £625,000





■ 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:

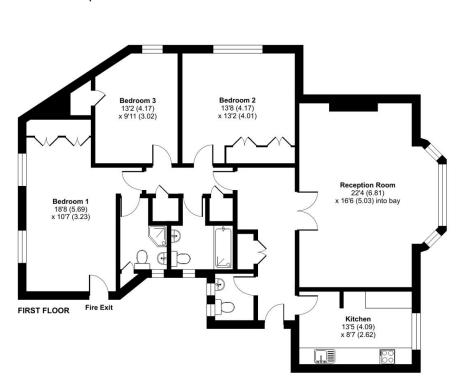
- Three Double Bedrooms
- Three Bathrooms
- 1370 Square Feet (Approx.)
- Large Reception/Dining Room
- Private Garage
- Well Maintained Communal Gardens
- Gated Development
- East Putney Station, District Line (0.8 Miles)

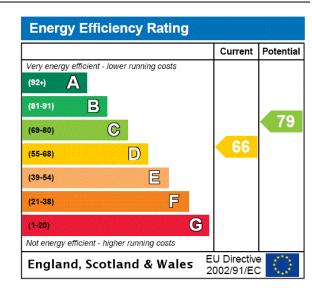


Putney Hill, Putney, SW15

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









Terms & Conditions:

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

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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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