



A STUDIO APARTMENT WITH COVERED PARKING SPACE

KERSFIELD HOUSE
KERSFIELD ROAD, PUTNEY SW15 3HJ

Guide Price £210,000 Leasehold (circa 40 years)

Grand communal entrance hall ♦ Studio reception room ♦ Kitchen ♦ Bathroom ♦ Communal gardens ♦ Off-street covered parking space ♦ Bicycle storage ♦ EPC rating = D

Situation

Kersfield House is situated in its own grounds just off Putney Hill with local bus routes and access to Putney Heath and Wimbledon Common.

The closest underground station is East Putney (District Line) and the nearest mainline station is Putney (Waterloo) situated on Putney High Street.

Description

Of interest to investors and cash buyers, a ground floor studio apartment situated in a modern privately owned apartment building set back from the road in charming mature grounds.

The property is accessed through a smart and well-presented formal communal entrance lobby.

Accommodation comprises of a light and airy main reception room with high ceilings and large windows across the whole front. Off this room are the kitchen area, a separate bathroom and hallway. The property is now in need of general up-grading and refurbishment.

Outside, there are charming well-kept communal gardens mainly laid to lawn along with a covered parking space and bicycle storage area.

Local Authority:

London Borough of Wandsworth

Viewing:

Strictly by appointment with Savills



Savills Putney

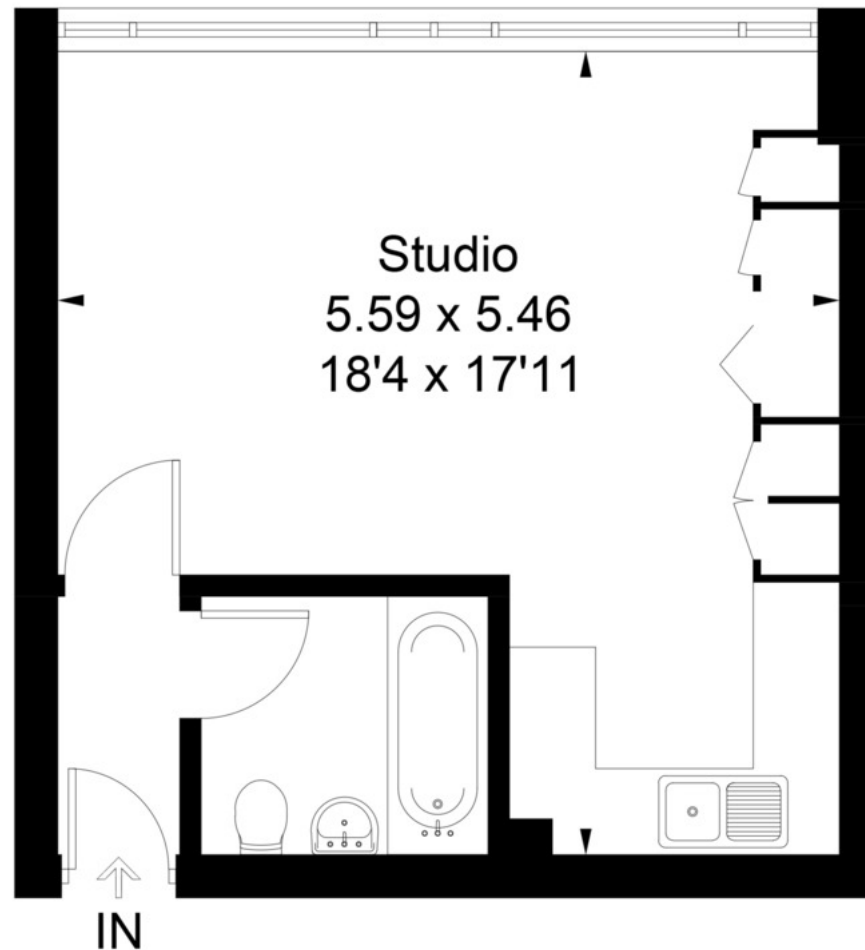
Matthew Heard
putney@savills.com

020 8780 9900

savills.co.uk

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Approximate Area = 30.5 sq m / 328 sq ft
For identification only. Not to scale.
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Savills Putney
Matthew Heard
putney@savills.com
020 8780 9900

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC