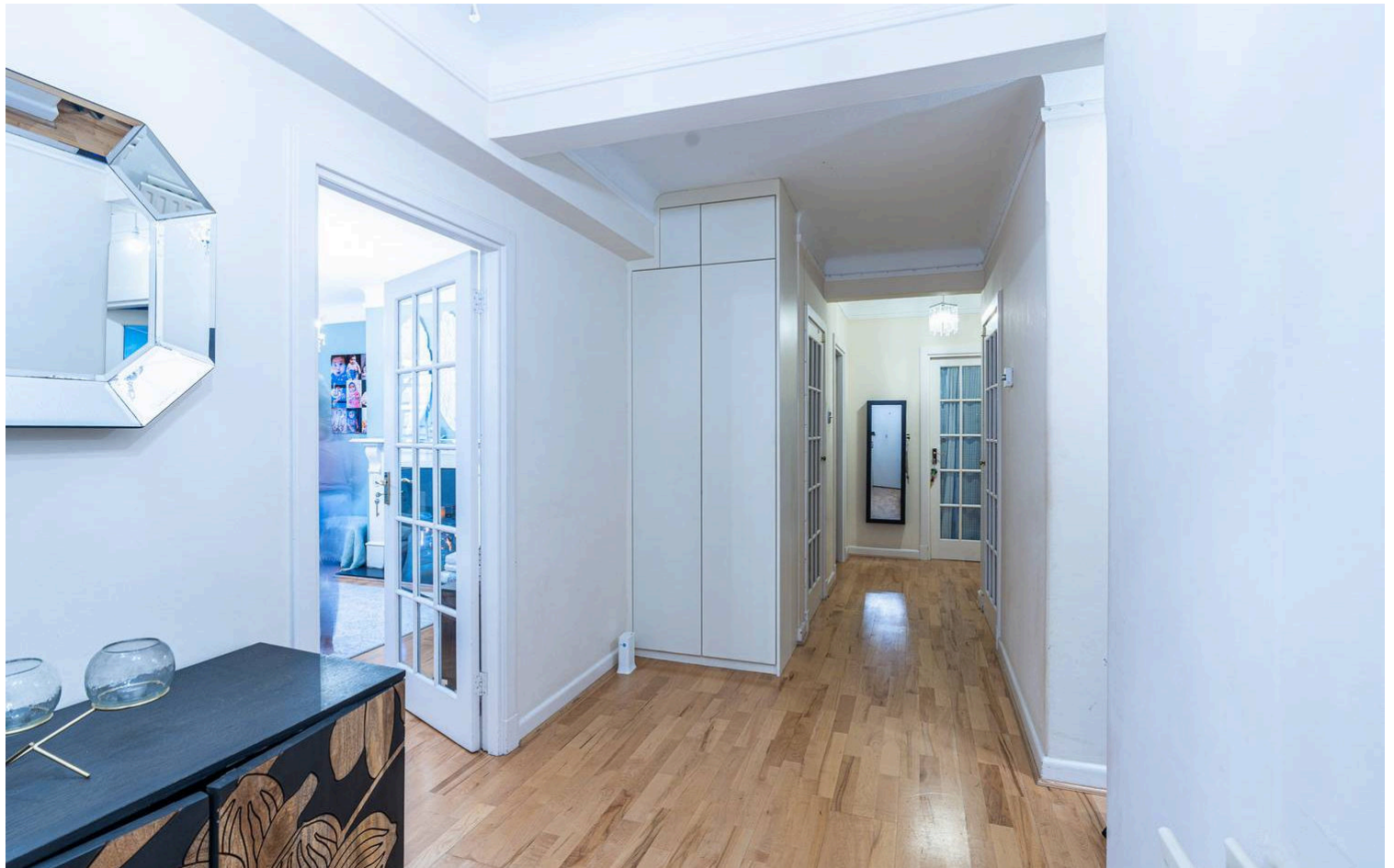




Flat 10, Exeter House Putney Heath, London

£760,000 Leasehold

A well-presented ground floor flat and exceptionally spacious three-bedroom apartment set within a stunning and highly sought-after *iconic 1930s mansion block*.

This impressive home offers an abundance of living space, featuring a large and bright reception room, a well-proportioned kitchen, and three generous bedrooms. The property is offered in superb condition throughout.

The development boasts excellent communal facilities, including residents' tennis courts, extensive landscaped gardens, and a dedicated BBQ area. Two private parking spaces are also included, offering both convenience and security.

Further benefits include an on-site caretaker and regulated parking, ensuring a well-maintained and efficiently managed setting.

Ideally situated, the property enjoys easy access to Putney's transport links, shops, cafés, and restaurants.



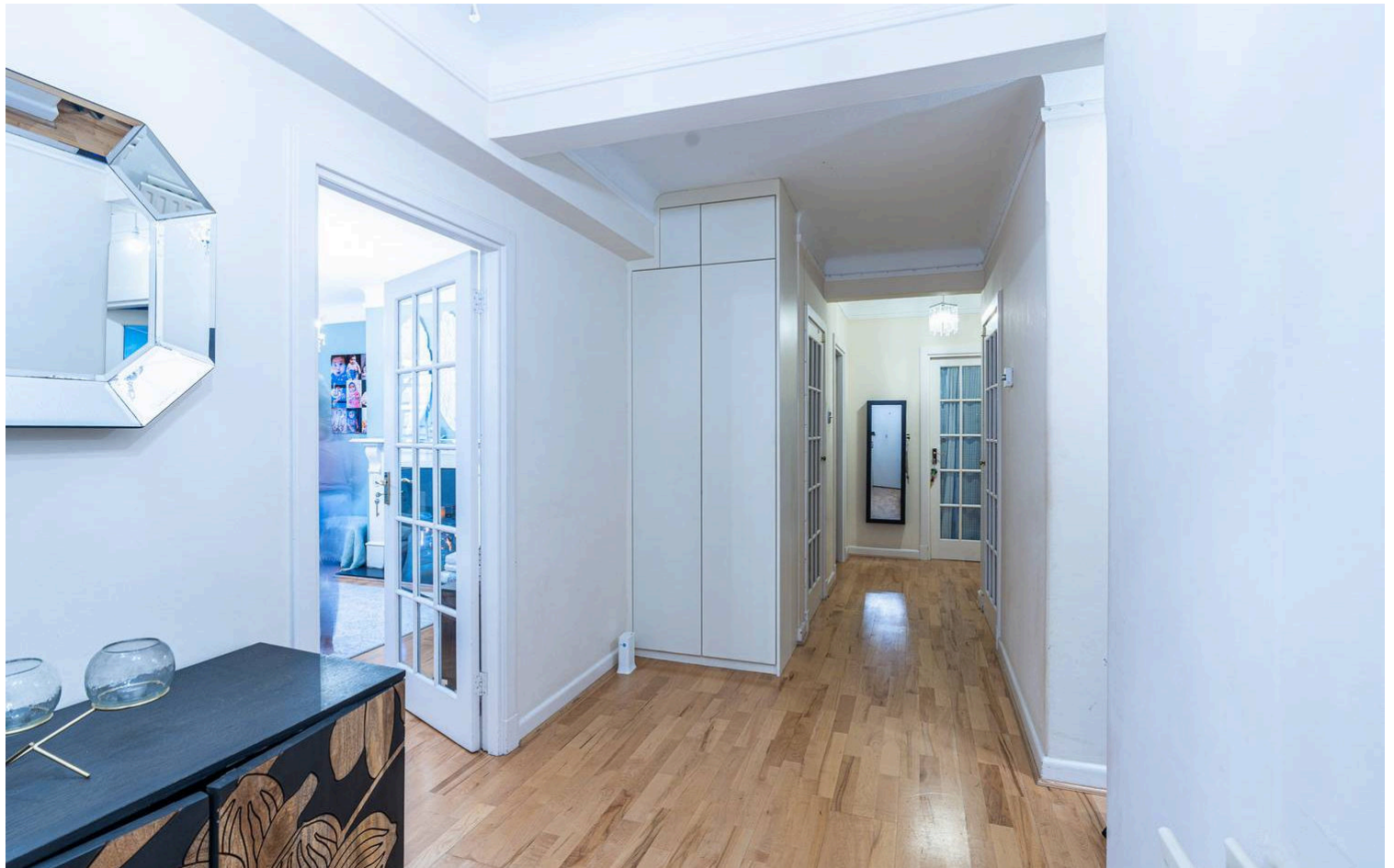
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Residents Tennis Courts
- Extensive Gardens
- On - Site Caretaker
- Three spacious bedrooms
- Two private parking spaces
- Excellent local transport links and amenities
- Opposite Putney Heath
- Ground floor



Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

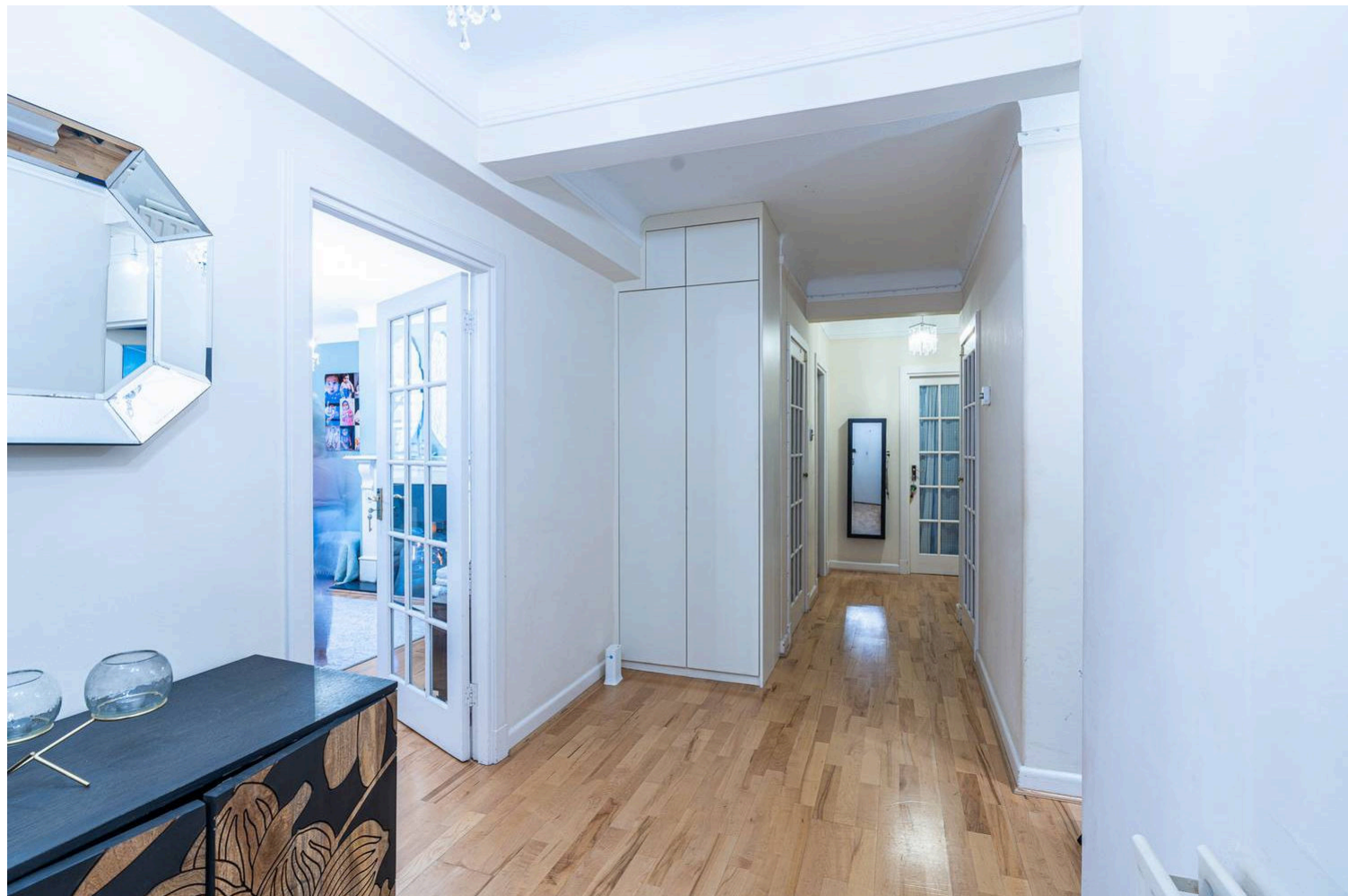
7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



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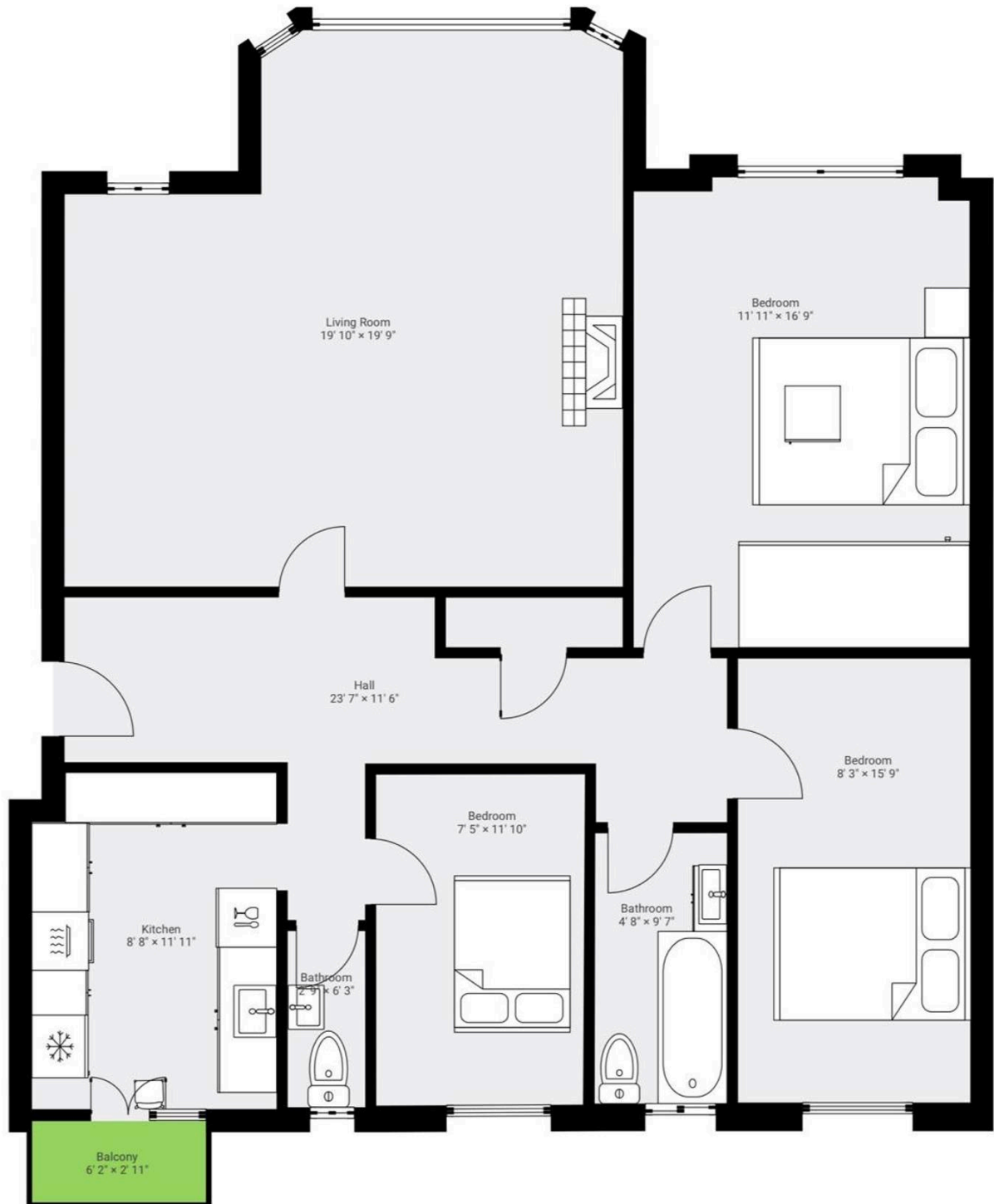
Further benefits include an on-site caretaker and regulated parking, ensuring a well-maintained and efficiently managed setting.

Ideally situated, the property enjoys easy access to Putney's transport links, shops, cafés, and restaurants. Numerous bus routes operate from Putney Hill, providing swift connections to surrounding areas and Central London.

Council Tax band: F

Tenure: Leasehold

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