



99Home Ltd.

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1 Bed Flat In 78 Lebanon Gardens , East Putney, Wandsworth, SW18 1RH

£410,000



Ref: 16480





SHORT DESCRIPTION

Property Ref 16480 East Putney Stunning Top Floor One Bedroom Flat with Dual Aspect Kitchen Reception Room Situated on the top floor of an attractive period conversion, this beautifully presented one-bedroom flat offers bright, well-proportioned accommodation. Lebanon Gardens is an extremely desirable residential street in East Putney, Wandsworth. The property features an impressive dual aspect kitchen reception room 18ft 1in x 12ft 6in, 5.52 x 3.81m with windows on two sides allowing for excellent natural light and elevated views across the surrounding area. The space is thoughtfully arranged with a sleek, contemporary fitted kitchen, complete with granite worktops, integrated appliances and space for both living and dining. Finished to a high standard throughout, the flat benefits from wood flooring, neutral décor and a bright, airy feel. The bedroom is quietly positioned and features a double fitted wardrobe, a window and a skylight, both fitted with hardwood shutters, along with an ensuite shower room. 12ft 3ins, 3.74x 3.68m The landing benefits from an additional skylight, allowing further natural light to flow through the space and showcasing the quality of finish throughout. The property also benefits from access to a communal garden with plenty of space for a large garden table and chairs as well as a barbecue area. Location The property is ideally located for transport links, including Uber Boat by Thames Clippers, which runs along the Thames between western and eastern London piers. It is also: • 0.6 miles from East Putney Underground Station District Line • 0.5 miles from Wandsworth Town mainline station, providing direct access to Waterloo The area offers an excellent selection of local amenities, including shops, cafés and restaurants along Old York Road approx. 0.4 miles and Putney High Street approx 0.8 miles, as well as easy access to the green open spaces of Wandsworth Park and the River Thames. Distances are straight line distances Property Type: Flat Full selling price: £410000.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 1112 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £2500.00 Council tax band: B EPC rating: D Measurement:474 sq.ft. Outside Space: Communal Garden Parking: Permit Heating Type: Electric Heating, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

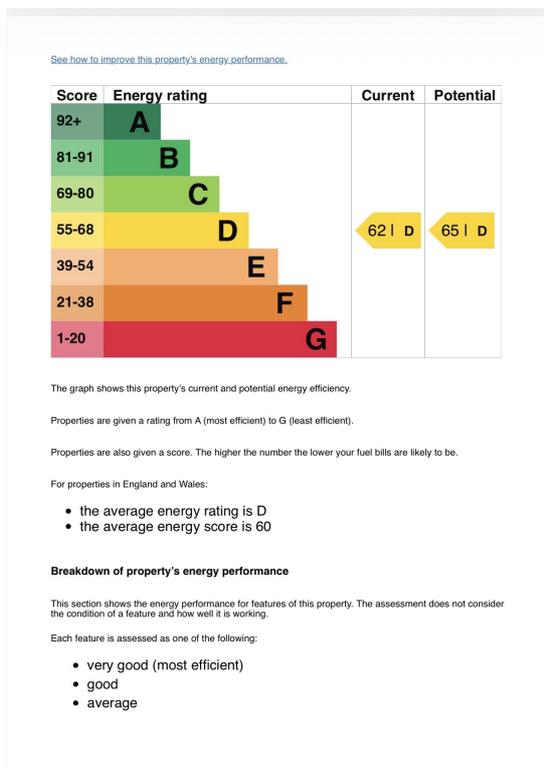
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Approximate gross internal area
44 sq.m / 474 sq.ft



EPC GRAPH

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