

£580,000 Leasehold

Devonshire House, 50 Putney Hill, London SW15 6DJ



- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Full Width Balcony
- Parking Space
- Approx. 695 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Gym, Concierge, Communal Garden and Roof Terrace
- Minutes from Putney/East Putney Stations

GENERAL DESCRIPTION

Chain-free property in highly-desirable location. Devonshire House is part of a modern development, just minutes from Putney Station (National Rail - towards Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames, to the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. This first-floor apartment features an full-width balcony with a delightful view of the communal garden. The twenty-five-foot reception room has a semi-open-plan kitchen area with sleek units and integrated appliances. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a generously-sized second bedroom and a simple yet stylish bathroom. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. The property comes with use of an allocated parking space.

Tenure: Leasehold (155 years from 01/01/2011).

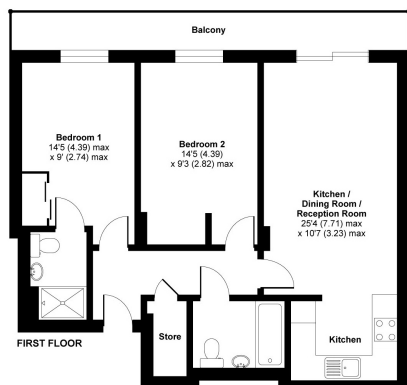
Service Charge: £460.04 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Council Tax: Band F, London Borough of Wandsworth (£1488.03 for 2025-26).

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bedroom 1

14' 5" max. x 9' 0" max. (4.39m x 2.74m)

En-Suite Shower Room

Bedroom 2

14' 5" x 9' 3" (4.39m x 2.82m)

Bathroom

Reception

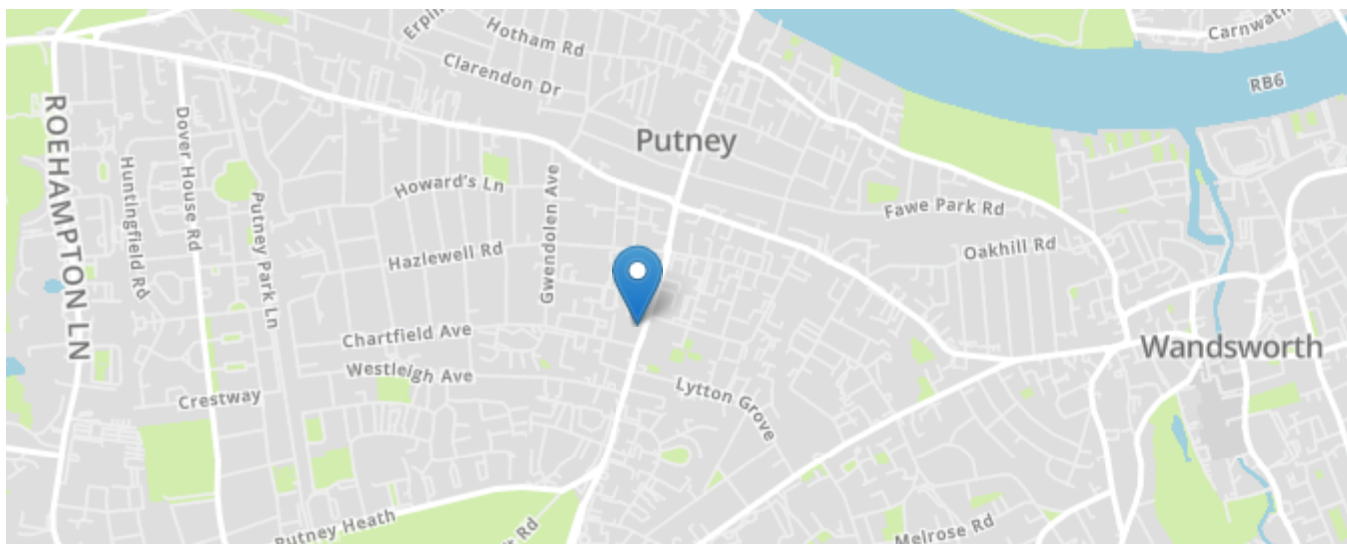
25' 4" max. x 10' 7" max. (7.71m x 3.23m)

Kitchen

included in reception measurement

Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.