

£600,000 Leasehold

Flat Twenty Six Devonshire House, 50 Putney Hill, London SW15 6DJ



- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Concierge and Residents' Gym
- Secure Parking Space
- Approx. 744 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Communal Garden and Roof Terrace
- Minutes from Putney/East Putney Stations

GENERAL DESCRIPTION

Devonshire House is just minutes from Putney Station (SWR services into Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames, to the South, the greenspaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The block is built to modern, high standards of energy-efficiency and features a communal heating and hot water system. This second-floor apartment has a spacious reception room with balcony and a semi-open plan kitchen area featuring sleek units and integrated appliances. The two bedrooms are both good-sized doubles and one includes a fitted, mirror-fronted wardrobe and ensuite shower room. There is a simple yet stylish main bathroom and a pair of storage/utility cupboards in the hallway. The apartment comes with use of a secure parking space and the development has a concierge, residents' gym, communal garden and roof terrace.

Tenure: Leasehold (155 years less 5 days from 01/01/2011).

Service Charge: £371.08 per month (subject to annual review).

Ground Rent: £300.00 for the year.

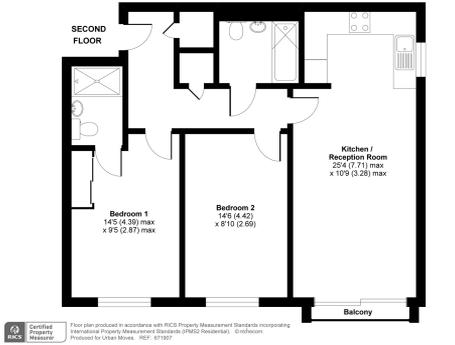
Council Tax: Band F, London Borough of Wandsworth (£1488.03 for 2025-26).

Please Note: This property is currently part-owned by A2Domini 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

Putney Hill, London, SW15
Approximate Area = 744 sq ft / 68.1 sq m
For identification only - Not to scale



SECOND FLOOR

Entrance Hallway

Reception

25' 4" max. x 10' 9" max. (7.71m x 3.28m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

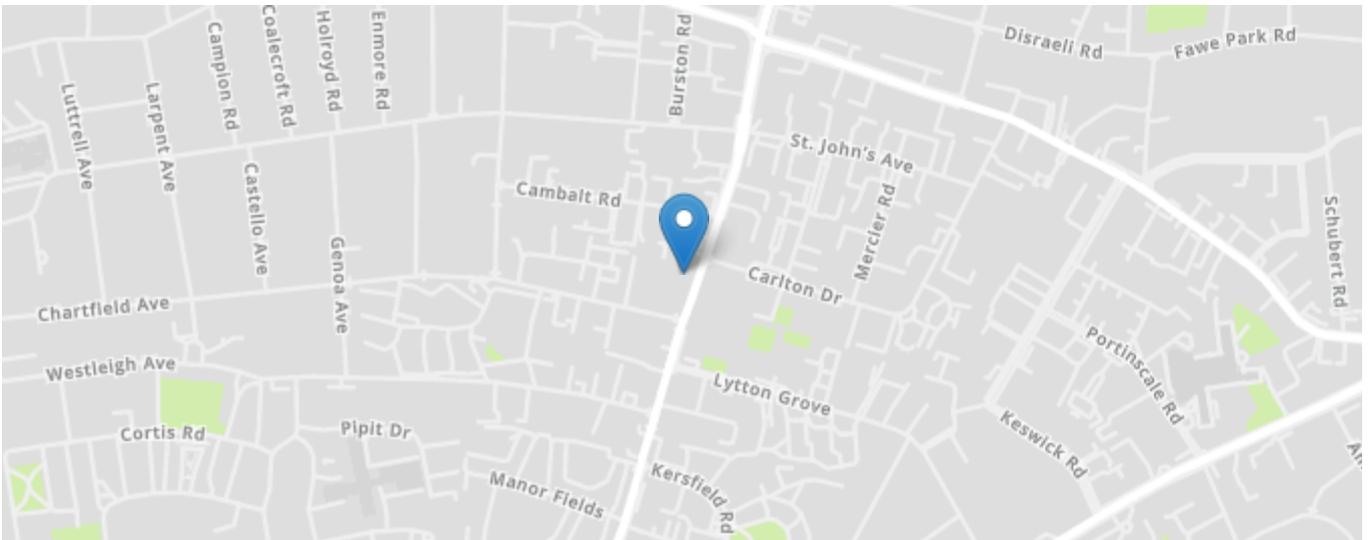
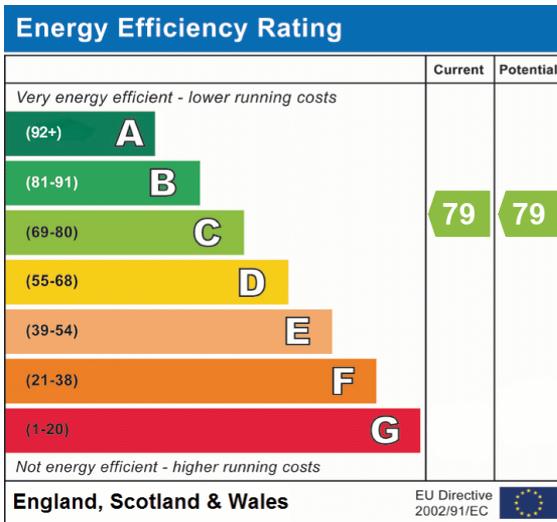
14' 5" max. x 9' 5" max. (4.39m x 2.87m)

En-Suite Shower Room

Bedroom 2

14' 6" x 8' 10" (4.42m x 2.69m)

Bathroom



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.