



Burston Road, London **SW15**





The Property

Nestled on the top floor of an exclusive low-rise building, this impeccably presented penthouse offers a bright and stylish living space in one of Central Putney's most sought-after locations. Spanning the entire third floor, the apartment enjoys a superb West-facing terrace that frames breathtaking, unobstructed views over the surrounding area, including the charming Victorian church grounds nearby. The expansive reception room, bathed in natural light, features bi-fold doors that seamlessly open to the terrace, perfect for indoor-outdoor living. Adjacent to the reception is a beautifully designed, bespoke open plan kitchen, fully equipped with top-of-the-range appliances.

The property boasts two generously sized double bedrooms, each with its own luxurious en-suite bathroom. The principal suite further benefits from a walk-in dressing room with custom shelving and built-in storage.

Situated on a peaceful residential street, this property offers a tranquil retreat while being just moments from the bustling heart of Putney High Street, with its abundance of shopping, dining, and entertainment options. Putney Underground and Mainline Stations are nearby, ensuring easy access to the city.

Guide Price: £1,400,000

Tenure: Leasehold, 989 years remaining

Service Charge: £5,961 per annum

Reviewed annually, next review date 2026.

Ground Rent: £400 per annum

Reviewed annually, next review date 2026.

Local Authority: London Borough of Wandsworth

Council Tax Band: F

EPC: B



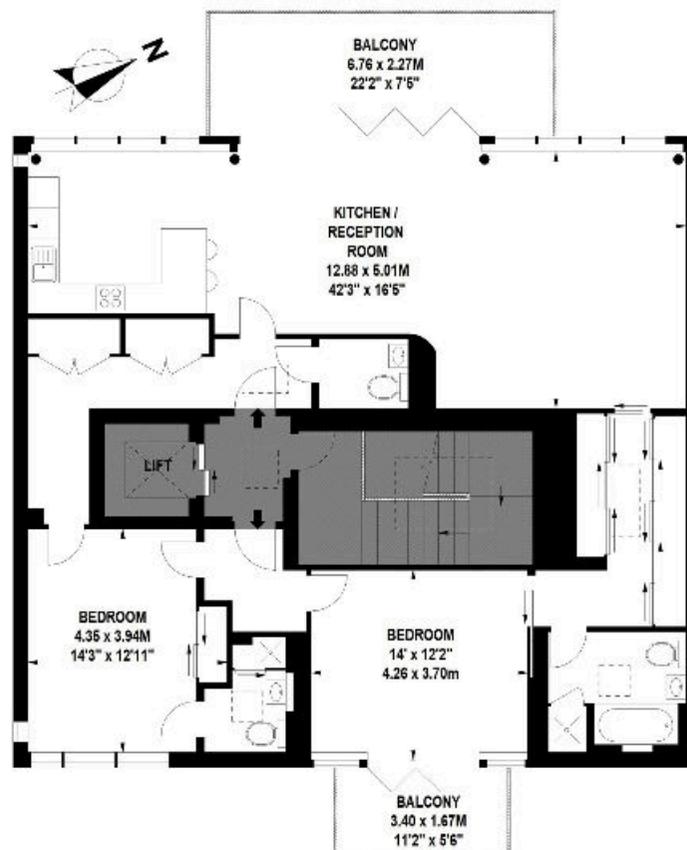




Avant Apartments, Burston Road, SW15

Approximate Gross Internal Area 126 sq.m / 1356 sq. ft

■ Excluding Communal Area of Approximately 27 sq.m / 291 sq. ft



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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