



Putney Bridge Road,
Wandsworth **SW18**



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This luxurious, well-proportioned flat comprises 614 sq ft and is offered with no onward chain. The current owners have upgraded this wonderful home, creating a very well light apartment due to the open plan layout and the 22ft by 9ft outside space, which is south-facing. The open plan kitchen/reception room is perfect for entertaining and hosting, with plenty of light and doors leading to the private south-facing roof terrace.



Guide price: £499,950

Tenure: Leasehold: approximately 116 years remaining

Service charge: £1,800 per annum *

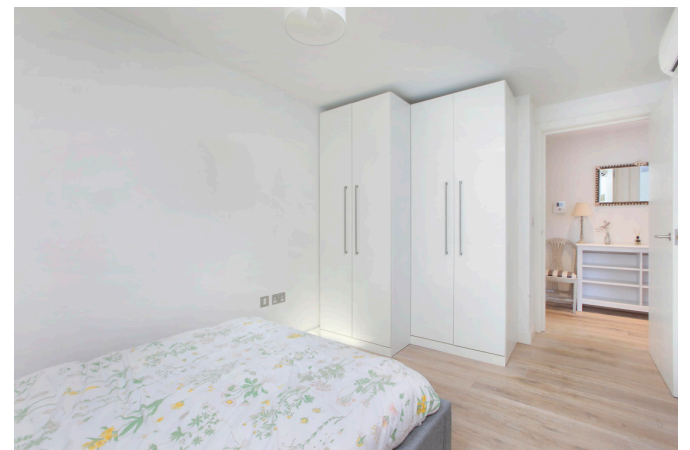
Ground rent: £250 per annum *

Local authority: London Borough of Wandsworth

Council tax band: TBC

The property has a light, solid oak wood flooring, two double bedrooms with in-built storage and a large modern bathroom with a separate bath and shower. The Genesis Court building has a secure electronic intercom system. It lifts service, and the apartment has a fully fitted air conditioning system throughout with separate temperature-controlled remotes for each room.

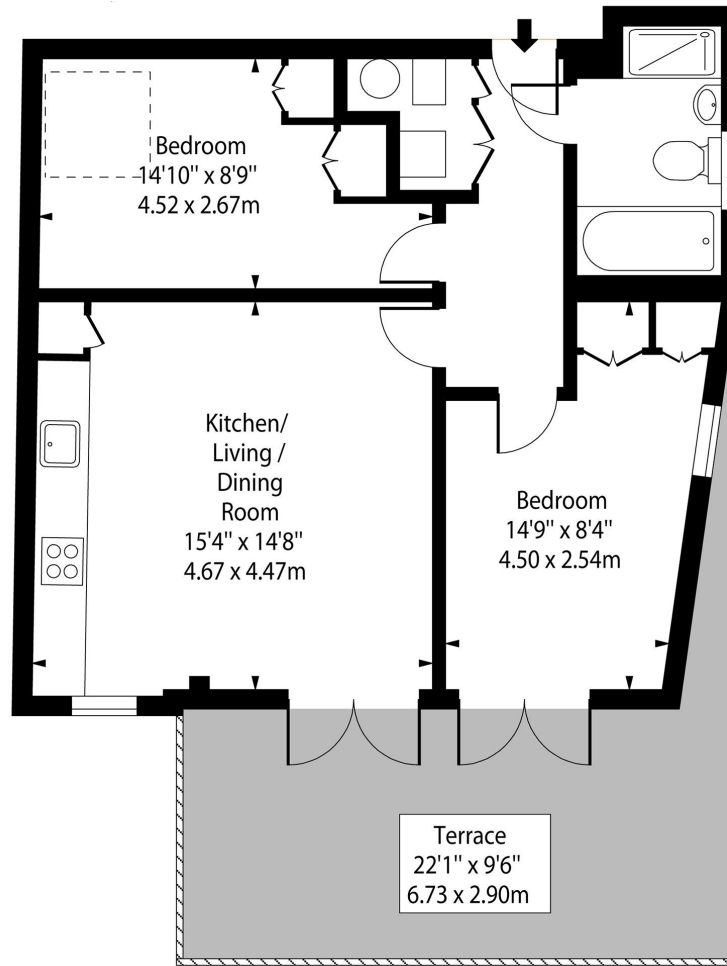




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Genesis Court is incredibly well located, with it being situated only moments from Wandsworth Park with its river walks to Putney or across the river to Fulham's Bishop Park and Parson Green. The vibrant Wandsworth Town, with its array of cafes, restaurants, pubs and shops, is a short walk, as is Putney too. Transport links are provided by either the Wandsworth Town train station with direct links to Waterloo, East Putney tube station (District Line) and the ferry, which are all within walking distance.

*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



**Approximate Gross Internal Floor Area
57.04 sq m / 614 sq ft**

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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We would be delighted to tell you more

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Second Floor



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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Particulars dated July 2023. Photographs and videos dated July 2023.

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