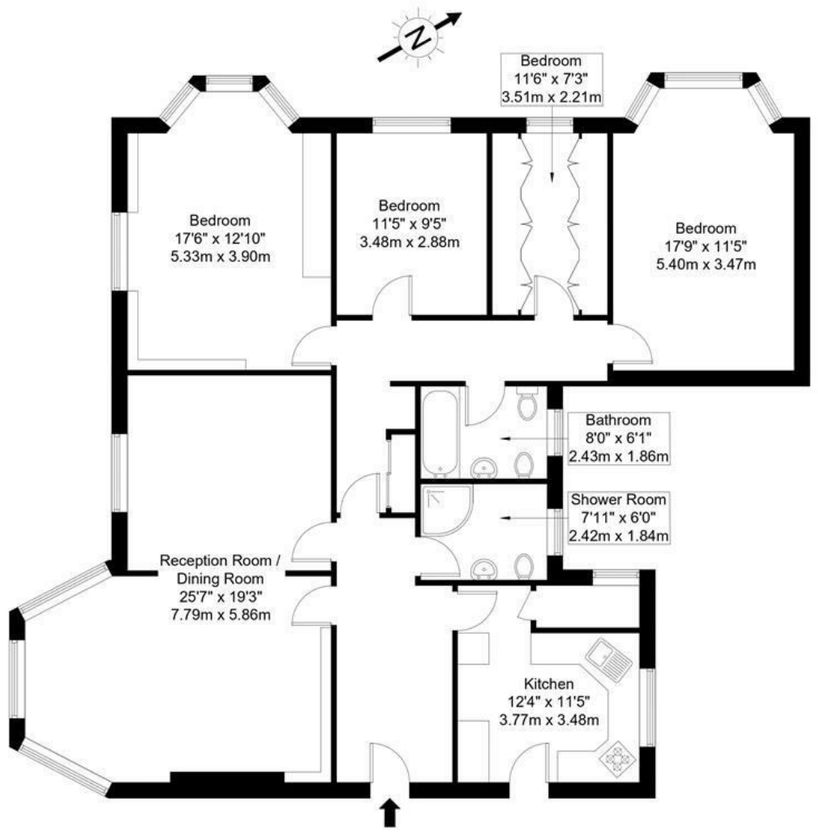
WARREN

The Putney Estate Agent

Manor Fields, SW15 3LL

Approx Gross Internal Area = 137.45 sq m / 1479 sq ft



Second Floor

Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BleuPlan

The Property Ombudsman SALES

OFT Approved code

DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
•All measurements are approximate.

194 Upper Richmond Road, London SW15 2SH Also at: 139 Lower Richmond Road, London SW15 1EZ
E: **sales@warrenputney.co.uk** T: **020 8780 1100** F: **020 8780 0872**

WARREN

The Putney Estate Agent

Manor Fields, London, SW15

A superbly proportioned (1479 sqft) four bedroom apartment located within Putney's most prestigious 1930's built mansion block development. This second floor apartment enjoys a fantastic corner position offering wonderful southerly and westerly views over the vast beautifully maintained communal grounds. Generous reception space is complimented by a modern fitted kitchen and two family bathrooms. The current owners have ensured the apartment runs smoothly with an up to date heating & hot water system and cat 5 cabling.
Manor Fields is set back from Putney Hill within an 11 acre plot offering a degree of tranquility in London that is rarely found. Access in and out of London is easily achievable either by road or public transport. Residents enjoy the additional benefits of an onsite estate office, porterage, off street parking and night time security. The property is chain free.

- 1479 SQUARE FEET
- DINING ROOM
- TWO BATHROOMS
- GARAGE
- SHARE OF FREEHOLD
- DOUBLE RECEPTION ROOM
- FOUR BEDROOMS
- FITTED KITCHEN
- STORAGE ROOM
- SECOND FLOOR WITH LIFT

£995,000

Available

E: **sales@warrenputney.co.uk**
T: **020 8780 1100** F: **020 8780 0872**

warrenputney.co.uk