






This bright and spacious apartment forms part of a popular private development and has been tastefully redecorated throughout by the current owners. Comprising over 750 sq. ft. of very well-proportioned rooms including a sizeable entrance hall which leads through to the impressive living room. The fully integrated kitchen provides ample cupboard and counter space. Two generous double bedrooms are serviced by a lovely modern bathroom. A private balcony, accessed off the living room, overlooks the communal gardens. The property also benefits from a private garage, with secure bike storage also available.

Leylands is a private and well-maintained residential block in a fantastic location close to East Putney tube station. Southfields Village is also within easy reach and the nearby A3 trunk road offers a quick escape out of London.

- PRIVATE DEVELOPMENT
- BRIGHT AND SPACIOUS
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- FIRST FLOOR
- PRIVATE BALCONY
- GARAGE
- 758 SQ. FT.

Leylands, Viewfield Road, SW18 1NF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	80
(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 	

Share of Freehold

Internal area
 Approximate gross internal area:
Total 758 sq ft/ 70.4 sq m

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Leylands

Approximate Gross Internal Area Total = 70.4 sq m / 758 sq ft
(Including Store / Excluding Garage)

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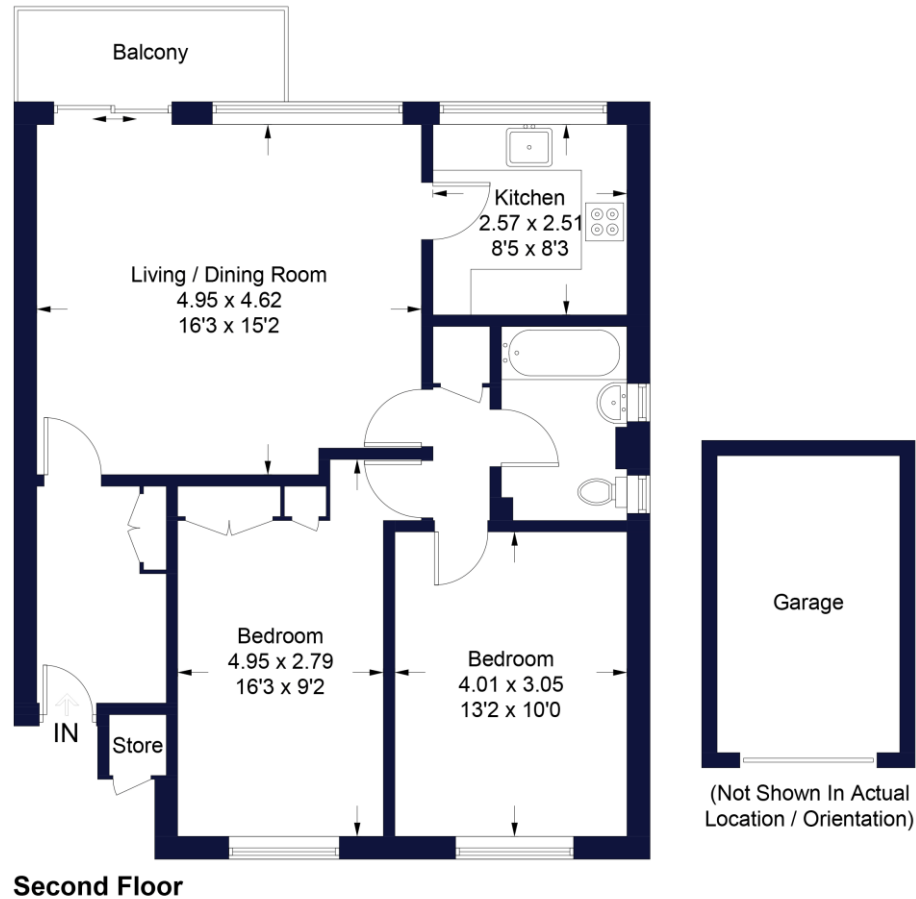


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