



Arnal Crescent, SW18

£299,500 *Leasehold*



- Approx. 484 sq ft (45 sq m)
- Excellent transport links (Southfields, East Putney & Putney)
- Close to local amenities and green spaces
- Communal garden
- Residents parking

KEY FEATURES

- Spacious one-bedroom apartment
- Large open-plan kitchen/reception room
- Bright double bedroom
- Modern bathroom with large shower



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MATERIAL INFO

Tenure: Leasehold

Term: 092 years

Service Charge: £810 per annum

Ground Rent: Peppercorn

Council Tax Band: B

EPC rating: C

LOCATION

Arnal Crescent is ideally positioned in a peaceful residential area, while being just a short walk from the vibrant amenities of Southfields and Putney. Excellent transport links are close at hand, with Southfields Underground (District Line) and East Putney Underground stations providing fast connections into Central London. Putney mainline station is also nearby, offering quick access to Waterloo. The green open spaces of Wimbledon Park, Putney Heath, and Wandsworth Park are all within easy reach.

DESCRIPTION

A beautifully presented one-bedroom apartment located on the corner of the second floor of a well-maintained building in the heart of Southfields and East Putney, within easy reach of East Putney. Offering approximately 484 sq ft (45 sq m) of stylish living space, this property combines modern convenience with excellent transport connections.

The accommodation comprises a generously sized kitchen/dining/reception room (25'2 x 10'1), providing ample space for dining, entertaining, and relaxing. This dual aspect space with large windows makes a bright and warm atmosphere. The bright double bedroom (14'2 x 8'11) offers plenty of room for storage and a comfortable retreat. A contemporary bathroom with large shower completes the property.

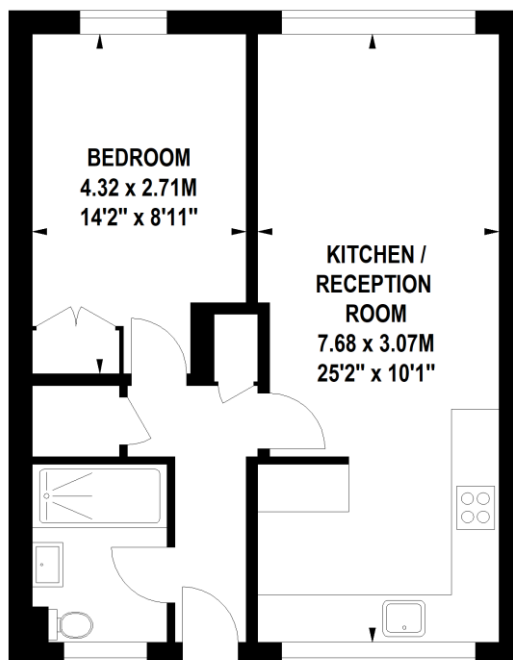
Outside is a communal garden laid to lawn and benefiting from established hedges and trees. There is unallocated off-road parking for the flats and the possibility of a shed or garage to rent from Wandsworth Council.

This apartment would make an ideal first home, pied-à-terre, or investment property in a highly sought-after location.



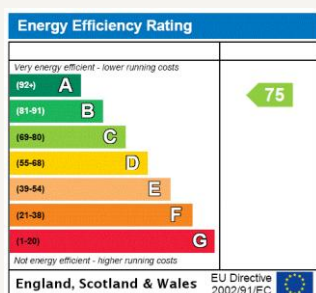
Arnal Crescent, SW18

Approximate Gross Internal Area 45 sq.m / 484 sq. ft



Second Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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