



SUTHERLAND GROVE, SW18  
**£400,000**





## SUTHERLAND GROVE, SW18

Situated on the sought-after Sutherland Grove, this beautifully presented one-bedroom ground floor flat offers spacious and stylish living in the heart of Southfields.

The property features a generous double bedroom, a bright and airy reception room, a modern fully fitted kitchen, and access to well-maintained communal gardens. Additional benefits include off-street parking.

### LOCATION

Perfectly located just moments from the shops, cafés, and amenities of Southfields, and within easy reach of Putney's vibrant high street with its array of bars and restaurants. Southfields Underground Station (District Line) is a short walk away, providing quick and easy connections to Wimbledon and Central London. For those commuting by car, the A3 is nearby, offering convenient access in and out of the city.





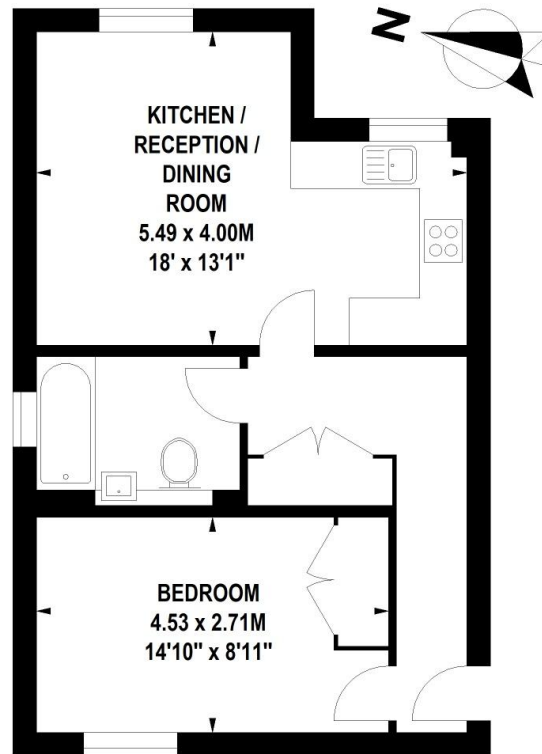


### KEY FEATURES

- **Spacious Double Bedroom**
- **Bright & Airy Reception Room**
- **Ground Floor Access** – No stairs, perfect for ease of access and long-term convenience.
- **Access to Communal Garden**
- **Off-Street Parking** – A rare and valuable feature in this area, ideal for drivers.
- **Prime Southfields Location**
- **Excellent Transport Links** – A short walk to Southfields Station (District Line), providing fast access to Wimbledon and Central London.
- **Easy Access to A3**
- **Proximity to Putney** – A short distance from Putney's vibrant town centre, bars,

## Armetis Place, Sutherland Grove, SW18

Approximate Gross Internal Area 46 sq.m / 495 sq. ft



### Ground 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

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