



LYTTON GROVE, SW15
£1,625 PER MONTH

Winkworth



LYTTON GROVE, SW15

A bright and charming first-floor one-bedroom flat set within an attractive period building on Lytton Grove, complete with a generous private rear garden.

This well-presented flat offers a warm and inviting living space with high ceilings, large sash windows, and pleasant views over greenery. The reception room provides space for both living and dining, making it an ideal layout for comfortable day-to-day living. Adjacent to this is a separate kitchen, fitted with modern cabinetry, good worktop space, and a window that brings in plenty of natural light.

The bedroom is a good-sized double with fitted storage and a peaceful outlook, while the bathroom includes a full-size bath with shower above and built-in shelving.

A standout feature of this property is the substantial private garden - an unusually large outdoor space for a one-bedroom flat - measuring approximately 44' x 30' and offering an excellent opportunity for outdoor dining, gardening, or simply enjoying the tranquillity.

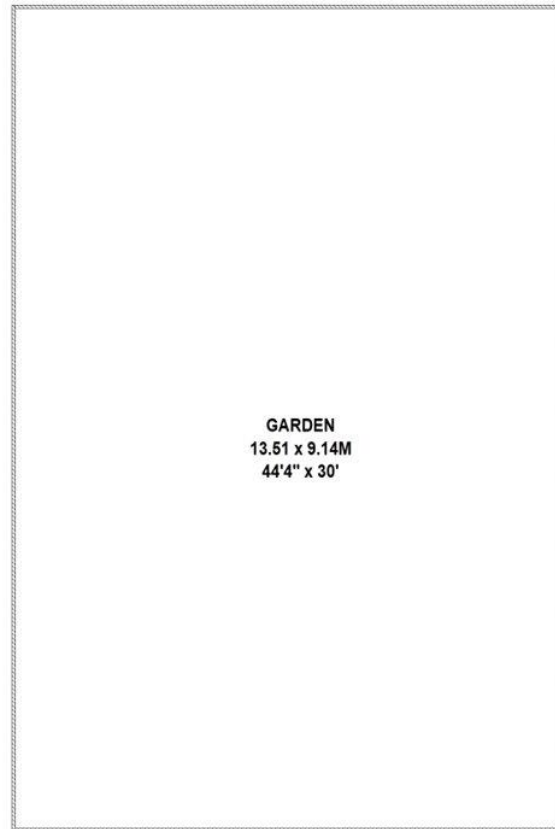
The property is set within a handsome period building with an attractive frontage and is located on a quiet residential street. Lytton Grove is well positioned for access to Putney High Street, the open spaces of Putney Heath and Wimbledon Common, and a choice of transport links including Putney mainline station and East Putney Underground (District Line).





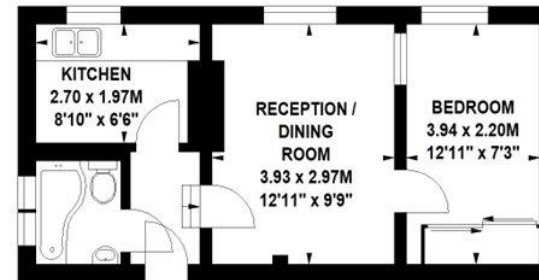
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Approximate Gross Internal Area 33 sq.m / 355 sq. ft



GARDEN
13.51 x 9.14M
44'4" x 30'

Ground Floor



First Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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