





A lovely two double bedroom apartment situated in this popular location. Located on the ground floor of a well-designed purpose-built block with lift access, set within the prestigious Sir Giles Gilbert Scott development. This property benefits from a lovely open-plan kitchen/living room with direct access onto a decked garden. The apartment boasts two spacious and bright double bedrooms with ample amount of fitted cabinetry complemented with two luxuriously-appointed bathrooms, one being ensuite to the master bedroom. The property further benefits from a secure private parking space, communal library and residents' gym. Sold with no onward chain.

Scott Avenue is located within the very highly regarded Sir Giles Gilbert Scott development. It is within easy reach of both East Putney and Southfields Underground Stations (District Line) and Putney Mainline Station (National Rail) offering swift West End and City communications. Close by is Putney High Street, Southfields Village and Wandsworth Town, offering excellent and varied amenities. Motorists are well-served by the nearby A3. Sir Giles Gilbert Scott is most famous for his design of the iconic red telephone box as well as other landmark buildings such as the Tate Modern and Battersea Power Station.

- Purpose Built Flat with Lift
- Secure Off-Street Parking
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living
- Patio Garden
- Residents Gym and Library
- No Onward Chain

Stormont House, 19 Scott Avenue, SW15 3PA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C	81	82
(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		

Leasehold

Approximately 978 years remaining

Service Charge: Approximately £3,496.52 p.a.

Ground Rent: £200 p.a.

Internal area

Approximate gross internal area:

Total 834 sq ft / 77.46 sq m

Council Tax

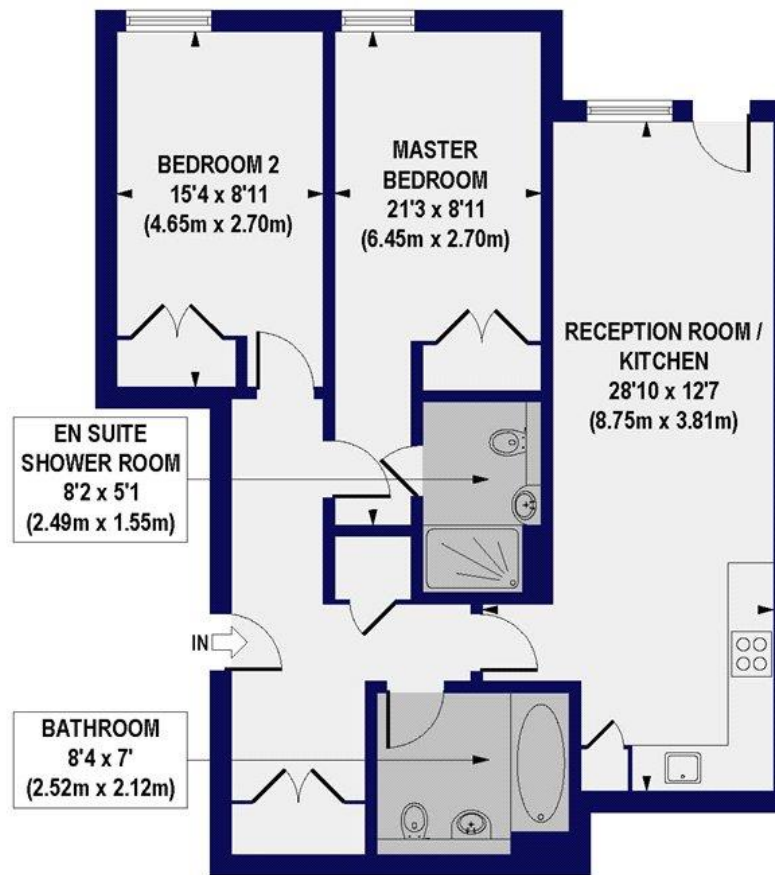
Band F

Stormont House, Scott Avenue, SW15

Approx. Gross Internal Floor Area 834 sq. ft / 77.46 sq. m



SITE PLAN



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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