



Ross Court, Putney Hill, Putney, SW15

Asking Price: £650,000

 Benham
& Reeves

Ross Court, Putney Hill, Putney, SW15

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated in a well-maintained mansion block, this lateral penthouse, spanning approximately 1,126 square feet, consists of a wonderfully bright and spacious double reception/dining room leading to a private terrace. There is a large fitted kitchen/breakfast room, three double bedrooms, two with built-in wardrobes and one with an en suite bathroom, and a family bathroom.

The property also benefits from having a garage, and there is off-street parking within the development for all residents on a first-come, first-served basis. This property also has ample storage, period features and high ceilings throughout.

Ross Court is a private residential gated development with an on-site porter and a large manicured communal area, located in Putney Hill. The development is close to several schools, including a mix of independent and state schools, all with strong academic reputations.

- Three Double Bedrooms
- Two Bathrooms
- 1,126 Square Feet (Approx.)
- Penthouse with Private Terrace
- Large Reception/Dining Room
- Private Garage
- Well-Maintained Communal Gardens
- Gated Development
- East Putney Station, District Line (0.8 Miles)



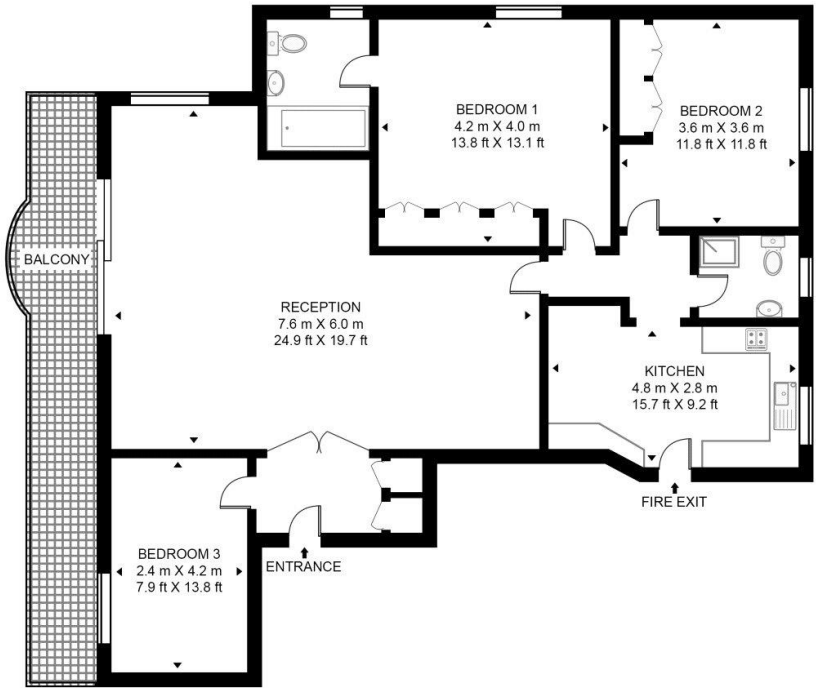
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PENTHOUSE 11, ROSS COURT
APPROXIMATE GROSS INTERNAL FLOOR AREA 1126 SQ.FT (104.6 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOURTH FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£650,000
Tenure:	Leasehold Expires 24/03/2972 Approximately 945 Years Remaining
Ground Rent:	Nil
Service Charge:	£7,775.38 (per annum) to June 2026, including reserve funds.
Anticipated Rent:	£3,000.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NWH250091

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