

Winkworth

2 Forest Lodge, Putney, SW15 3SP





A beautifully presented two double bedroom apartment, spanning 912 sq. ft, nestled within a stunning detached Grade II Listed building in the heart of Putney.

Upon entering, you'll be greeted by high ceilings and large windows, creating a sense of grandeur and flooding the space with natural light. The hallway leads to a spacious open-plan sitting room and dining room with sleek wooden flooring and a separate trendy shaker kitchen, with ample storage space and modern appliances. Both double bedrooms benefit from fitted wardrobes, stunning period fireplaces, and natural light streaming in from large Edwardian sash windows. Adjacent is the family bathroom, designed to complement the kitchen with its traditional shaker vanity basin, matching shaker shower bath, and heated towel rail for added comfort. A generous walk-in storage room off the hallway completes this property. Residents benefit from allocated off-street parking for one car, the use of an impressive resident's gym and tranquil library, as well as extensive and immaculately maintained communal gardens. No onward chain.

Forest Lodge 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Features

- Grade II Listed Building
- 2 Double Bedrooms
- Allocated Parking Space
- Residents' Gym and Library
- Communal Gardens
- S/C £5,000 PA
- No Onward Chain

### Leasehold

**Approx. 107 Yr**

### Internal area

**Total 912 sq. ft/ 84.73 sq. m**

### Price

**£625,000**

**Forest Lodge, West Hill, SW15**  
**Approx. Gross Internal Floor Area 912 sq. ft / 84.73 sq. m**



LOWER 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.