



Oakhill Road, Putney, SW15 2FJ

Per Month £3,000 Per Month

Introducing Oakhill Road...

Oakhill Park is a recently built gated development with an abundance of space offering gated underground parking and beautifully landscaped gardens.

The development was built to a high standard throughout offering a grand entrance hall with concierge desk, two lifts providing access to all floors and a residents gym.

The available apartment offers two double bedrooms, two bath / shower rooms, spacious entrance hall, large living area open plan to fitted kitchen with direct access from the living rooms and bedrooms to a larger than average private terrace. The terrace has further access to immaculately kept communal gardens with water feature.



Welcome to Putney...

Oakhill Park is conveniently located on a quite residential road a short distance from East Putney Tube station. You have a large array of local amenities including a number of shops, restaurants and bars while being a short distance from Wandsworth Park and the river Thames which has a taxi service.

There are a number of popular schools which include Putney High School, Wimbledon High School and Kings College, whilst St Paul's Boys and Girls Schools and Latymer Upper and Godolphin Schools are also nearby.

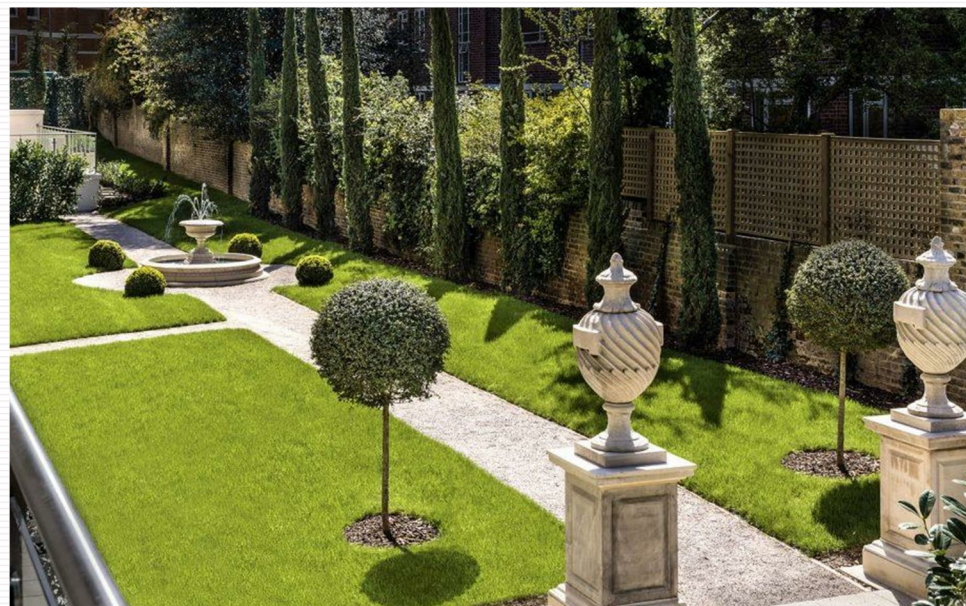
Under the Estate Agency Act of 1979, we declare that an employee of Fuller Gilbert & Company has a personal connection in this property.

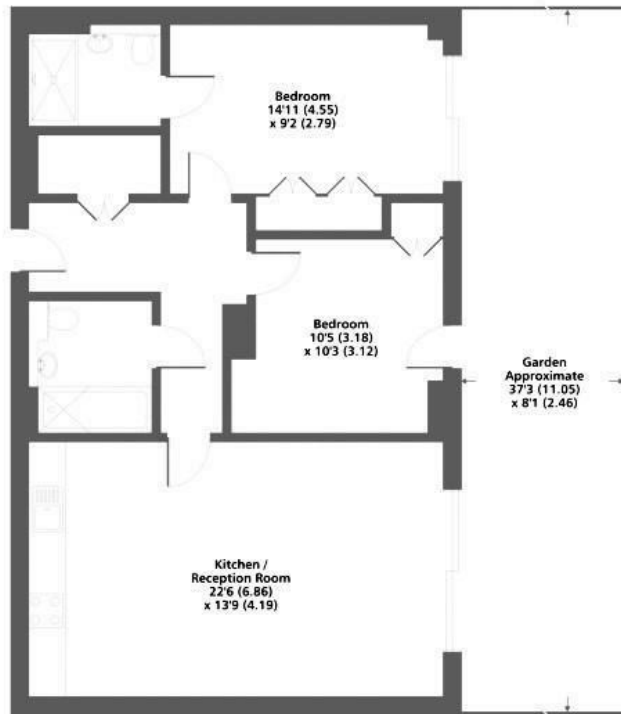
- **Luxury two bedroom apartment**
- **Two bath / shower rooms**
- **Open plan kitchen / family room**
- **Larger than average private terrace**
- **Lift access**
- **Concierge & residents Gym**
- **Over 900 year lease**
- **Beautiful communal grounds**
- **Gated underground parking**
- **Highly convenient for East Putney & Putney station**



Oakhill Road







Lower Ground Floor

Oakhill Road, London, SW15
Approximate Area = 821 sq ft / 76.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © inchcom 2020. Produced for Kinsburgh Folkard & Hayward. REF: 582436

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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