



Keswick Road, London, SW15

A superb two bedroom apartment with two balconies, moments from Putney High Street with secure allocated underground parking.

A beautifully presented two bedroom apartment on the first floor of Espirit House. Offering exceptional space, plenty of light, and two private balconies in one of Putney's most sought-after residential settings.

The apartment benefits from a generous open plan kitchen and reception room spanning over 32 feet, with French doors opening onto the first of two private balconies. Hardwood floors run throughout, with a warm, sophisticated feel to the living space.

The sleek kitchen features white gloss cabinetry, and a sociable dining area, also with direct balcony access ideal for everyday living and entertaining. Both bedrooms are generous doubles with excellent natural light.

The principal bedroom includes a large ensuite bathroom with additional storage, bath and shower, and a second shower room is located off the hallway.

Espirit House is a well-managed development with secure entry, lift access, private underground parking and an allocated space.

Situated moments from Putney High Street, East Putney Underground (District Line) and Putney rail station, with easy access to fantastic coffee shops, restaurants and health and wellness options.

- First floor two bedroom apartment
- Expansive open plan kitchen/reception room
- Two private balconies
- Two generous double bedrooms
- Principal ensuite bathroom
- Additional shower room
- Secure underground parking
- Lift access & share of freehold

Offers in excess of £750,000

KESWICK ROAD, SW15

Approx. Gross Internal Floor Area

1026 Sq. ft/95.29 Sq. m



FIRST FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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

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