



**Grantley House, Windlesham Grove, London,  
SW19**

**Offers in excess of:  
£300,000**

# Grantley House, Windlesham Grove, London, SW19

Situated on the first floor, the flat comprises a spacious and light-filled living room with a Juliet balcony, a separate kitchen, a generous double bedroom and a well-appointed bathroom. The property also benefits from ample storage and a sunny south-facing aspect, allowing for plenty of natural light throughout the day. A brand-new boiler, installed in August 2025, provides additional peace of mind.

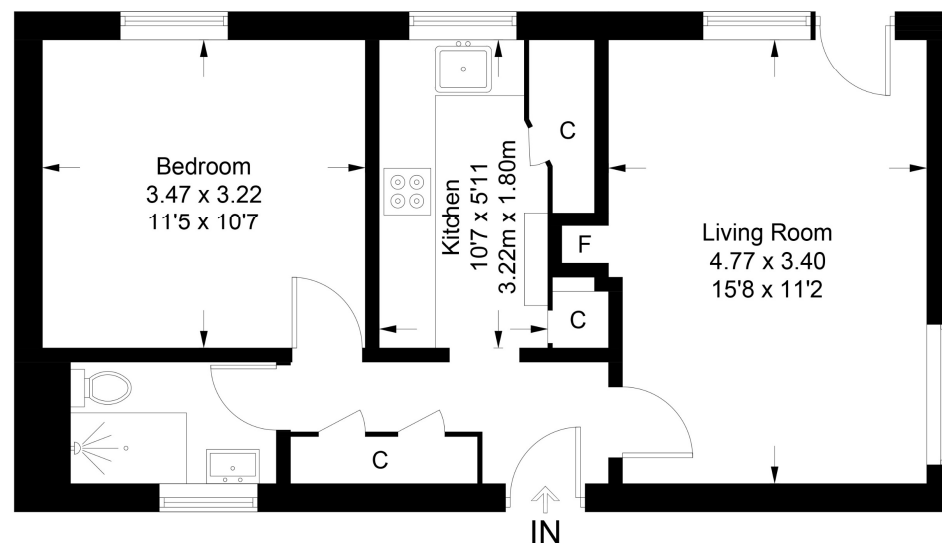
To the rear of the building there is attractive communal green space, including a charming lily pond, creating a peaceful outlook. The flat also enjoys excellent privacy, with no neighbouring flats to either side.

Further benefits include free on-street parking, low service charges and no ground rent, along with Wandsworth's highly sought-after low council tax rates. The property is just minutes from Southfields Underground Station and only a short walk from regular bus routes providing convenient links to Wimbledon, Putney, Battersea and Central London, as well as easy access to the A3.

The property is ideally located close to a variety of local shops, restaurants, cafés and pubs, as well as several highly regarded schools. It is also perfectly positioned near the green open spaces of Wimbledon Common, Putney Common and Wimbledon Park Golf Club.

- Leasehold
- One-bedroom first-floor flat
- Bright living room with Juliet balcony
- Separate kitchen
- Double bedroom with ample storage
- Walking distance to Southfields Underground (Zone 3)
- Excellent transport

Windlesham Grove, SW19



Approximate Gross Internal Area = 45.1 sq m / 485 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282554)





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>	73	74
(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	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.