



JAMES
ANDERSON

Scott Avenue
London SW15
Guide Price £375,000



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Virtual Freehold | Gated Parkland | 999-Year Lease | Parking | EPC B

1 bed flat. Virtual Freehold (Rare 999-Year Lease) including owned designated parking. EPC B rating. Immaculate, 3rd-floor flat features a 2025 high spec. renovation. Set within exclusive 13-acre gated parkland with a free resident-only gym and library which offers high-speed Wi-Fi. This chain-free home is mortgage-ready with an imminent EWS1 certificate and is complete legal pack ready.

The Space: This pristine flat is approximately 10% larger than standard units. The interior is exceptionally light, defined by a striking "wall of glass" leading onto a private balcony with panoramic skyline views. Open-plan living area provides space for a home office, while the library in the historic Sir Gilbert Scott Building, offers a quiet, workspace alternative option.

2025 Renovation & Turn Key option: 2025 renovation includes a new B-rated energy-efficient electric boiler and bathroom upgrade. Sustainable bamboo flooring throughout. Fully integrated kitchen. The floor-to-ceiling windows throughout are fitted with custom blinds. Plenty of storage. High-quality furniture is available by separate negotiation, offering a total turn-key solution.

Building Safety & Fast-Track Sale: Repton House has almost completed fire-safe, A-rated cladding upgrades which upon completion will receive an EWS1 certificate, ensuring full mortgage ability. High security purchase with a 999-year lease. Ground rent is £300 pa, capped at £250 pa in 2028. No upward chain and owned-outright status allows for a fast completion.

Lifestyle & Connectivity: Whitelands Park is a secure, dog-friendly, gated garden community in 13 acres of manicured gardens. Secure Bike storage available on request. Walk to Southfields and Putney for train and tube links.

Website: <https://contactemmaz.wixsite.com/reptonhouse>
Video Tour: <https://www.youtube.com/watch?v=SoXXeVDqeL>















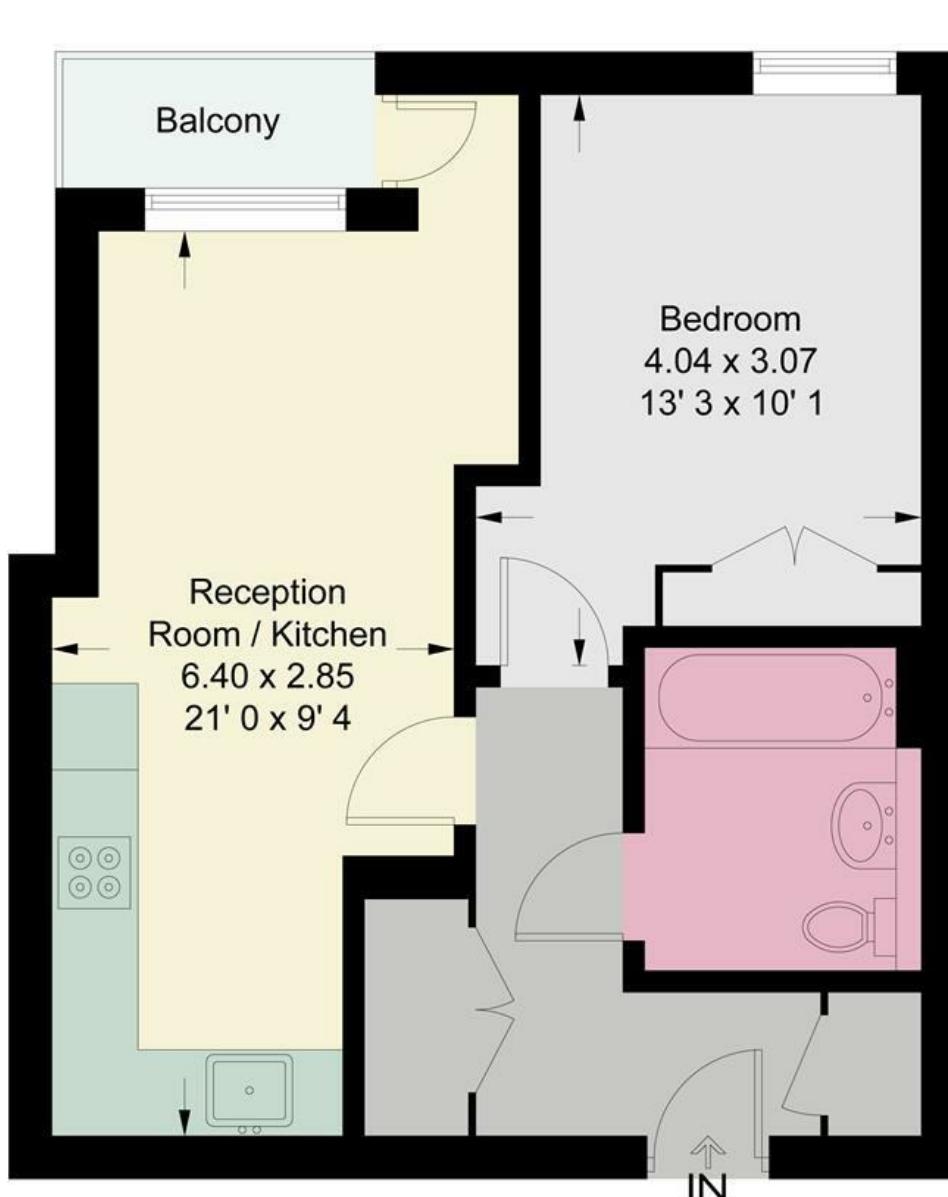


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Approximate Gross Internal Area = 435 sq ft / 40.4 sq m



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Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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