



## A stylish and contemporary apartment with balcony and parking

**Portland House, 3 Chartfield Avenue, Putney, London, SW15 6DP**

£625,000 Leasehold







Contemporary living • Fabulous views • Secure undercover parking • Smart open plan kitchen/reception room • Great location • Communal entrance • Private hallway • Kitchen/reception room • Two double bedrooms • En suite shower • Bathroom • Utility cupboards • Balcony • Residents' gym • Communal gardens

#### Local Information

Chartfield Avenue is a wide, tree-lined road in prime west Putney and is well located for Putney mainline station (Waterloo), East Putney station (District Line) and Putney High Street.

#### About this property

A fabulous third floor modern contemporary apartment situated in a local landmark development.

This smart and stylish property has a fabulous open plan in style kitchen/reception room with large glazed door and window opening up onto a balcony enjoying panoramic city views of London and beyond.

Elsewhere, there are two double bedrooms with fitted wardrobes and the master having a separate en suite with a double shower stall.

The property also has a sought after covered secure parking space as well as exclusive use of residents' gym, concierge and pretty communal gardens.

#### Tenure

Leasehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone:

+44 (0) 20 8780 9900.







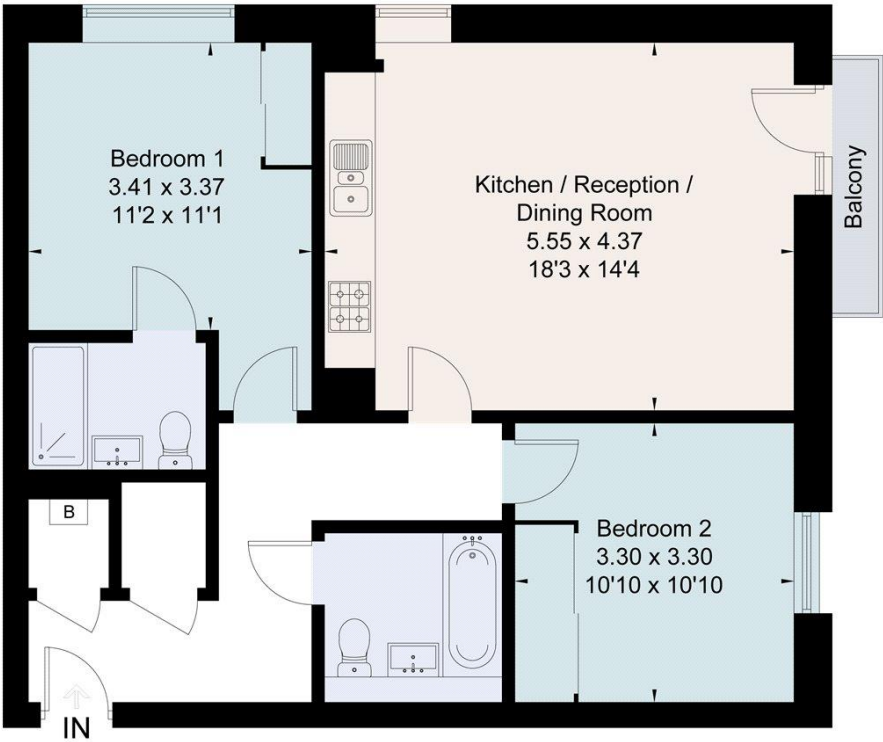


Portland House, 3 Chartfield Avenue, Putney, London, SW15 6DP  
Gross Internal Area 774 sq ft, 71.9 m²

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Approximate Area = 71.9 sq m / 774 sq ft  
Balcony Area = 1.6 sq m / 17 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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