



A delightful two bed garden apartment with parking

**Stormont House Scott Avenue Putney SW15 3PA**

Guide Price £550,000 Leasehold Balance of 999 years



Kitchen/dining/reception room • Two bedrooms • Two bathrooms (1 en suite) • Garden • Parking • Communal Gardens • Residents' gym • Residents' library

#### Local information

The property lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) further away on Putney High Street. There are also various local bus routes.

London Borough of Wandsworth

EPC rating = B

#### Viewing

Strictly by appointment with Savills

#### About this property

An exceptional ground floor apartment situated in a modern contemporary building, situated in the grounds of a late 1920's building designed by Sir Giles Gilbert Scott who was responsible for, amongst other historic buildings, the iconic Battersea Power Station and the famous red telephone box.

This delightful apartment benefits from a lovely, nearly 30ft kitchen/reception room which is open plan in style. This opens onto its own private garden which is sheltered and private.

Elsewhere, the property has two double bedrooms which both have fitted wardrobes and are well served by two separate bathrooms with the master being en suite.

Outside, the property also enjoys a sought after undercover parking space, communal library and residents' private gym.

#### Tenure

Guide Price £550,000 Leasehold  
Balance of 999 years

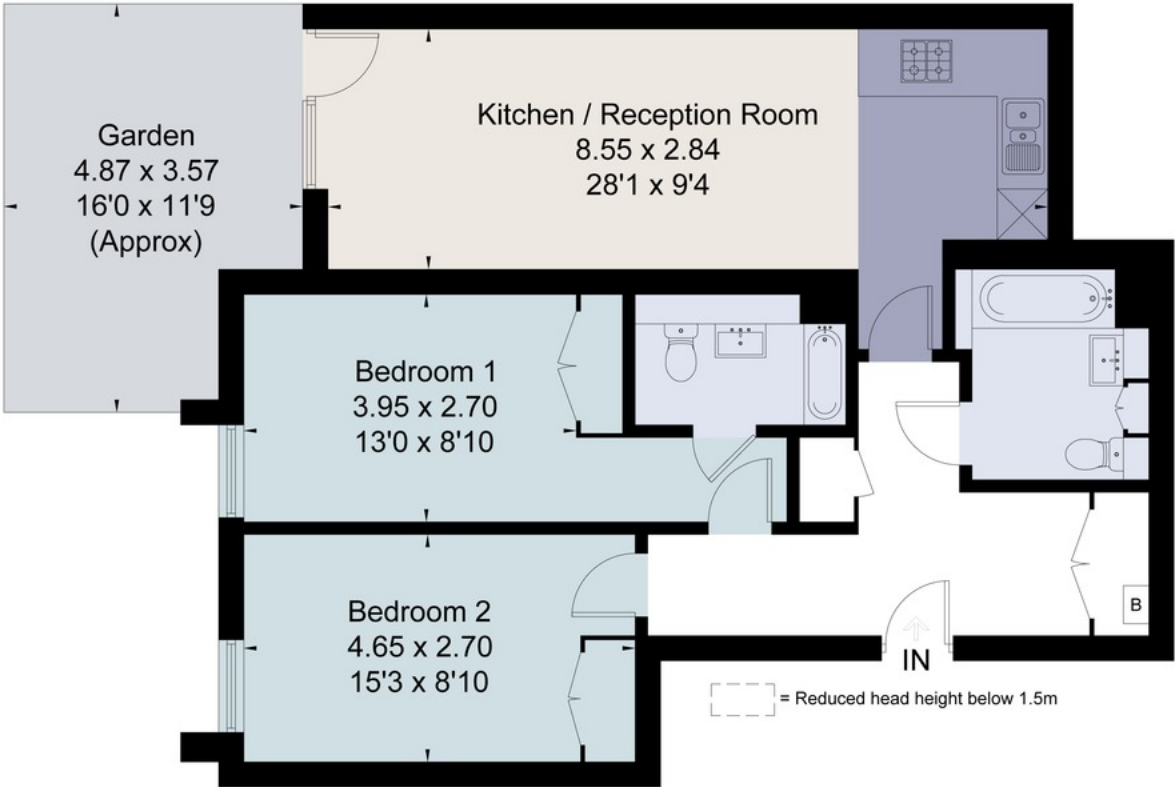
#### Local Authority







Approximate Area = 78.2 sq m / 842 sq ft  
For identification only. Not to scale.  
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Ground 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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 81                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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