



A stunning, stylish, contemporary apartment

Hotham Hall, 1 Hotham Road, Putney, London, SW15 1QS

Guide Price £3,250,000 Leasehold





Three reception rooms • Two bedrooms • Two bathrooms • Dressing room • Gymnasium & study • Landscaped gardens • Off-street parking

Local Information

Hotham Hall offers secluded high specification living in a tranquil location, very well situated for the River Thames, parks and excellent transport links.

About this property

An exceptional lateral apartment with unusually high ceilings, flexible and light accommodation complimented by a state-of-the-art multimedia and home automation system, beautiful landscaped wrap around gardens and off-street parking.

This wonderful apartment is the jewel in the crown of this former community/Church Hall having been imaginatively, extensively and expensively refurbished, remodeled and maintained, most recently with a new Bulthaup B3 kitchen and limestone slab bathrooms. It offers an unusual, contemporary living space which bears the very closest scrutiny.

The reception space is particularly noteworthy with potential for both formal and informal entertaining on a very grand scale. The hub of the apartment is a large reception/dining area which leads to the fitted Bulthaup kitchen, gym and study and from which there is access to a secluded cedar wood decked area.

The well-equipped media room, with electrically operated black out shutters, allows level access to and views over the south facing

Italian limestone patio and well stocked garden through multiple full-length glass doors.

There is a wonderful air-conditioned master bedroom suite with a luxurious leather floor which "floats" over the garden reflecting pond and gives excellent views by virtue of the floor to ceiling windows. This wing is well balanced on the opposite side of the space by two further bedrooms and a newly fitted en suite shower room which could combine to form a sumptuous guest suite or study bedroom if required.

The specification is very high throughout with Wirsbro under floor heating, limestone slab bathrooms, smoked solid oak wood and Italian limestone flooring, both inside and out.

The electrical infrastructure is similarly noteworthy, with Lutron lighting and seven zone multi room Crestron home automation controlled with iPads. There is also a full HD Blu-ray Home Cinema system in the media room, with an HD projector and 3M screen, electrically operated security shutters. The apartment also benefits from a high-end alarm system.

To the front of the building there is an allocated parking space.



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.





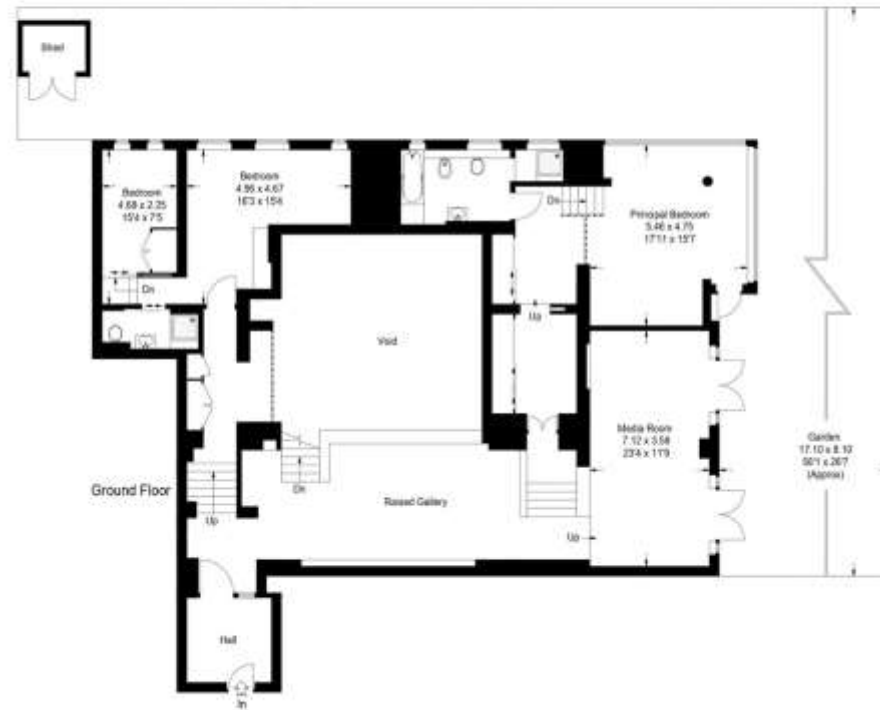
Hotham Hall, 1 Hotham Road, Putney, London, SW15 1QS
Gross Internal Area 3035 sq ft, 282 m²

Alex Howard Baker
 Putney
+44 (0) 20 8780 9900
 ahowardbaker@savills.com



Hotham Hall, Hotham Road, London, SW15

Gross internal area (excluding void) -
 279 sq m / 3003 sq ft
 Shed - 3 sq m / 32 sq ft
 Total - 282 sq m / 3035 sq ft
 For identification only. Not to scale.
 © Floorplan Ltd.



Energy Efficiency Rating		
	Current	Potential
92-100		
81-91		
69-80		
55-68		
39-54		
21-38		
1-20		
Not energy efficient - Higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating Summary:
 Current: 76 (Green band)
 Potential: 82 (Light Green band)

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201102NLSM

