



# A stunning penthouse apartment with fabulous views

**Portland House Chartfield Avenue Putney SW15 6DP**

Guide Price £1,000,000 Leasehold



Kitchen/reception room • Two bedrooms • Dressing room • En suite shower • Bathroom • Roof terrace • Gym & communal gardens • Undercover parking space

#### 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 top (fifth) floor modern contemporary penthouse apartment situated in a local landmark development.

This smart and stylish property has a fabulous open plan in style kitchen/reception room which is nearly 33ft in length with large glazed doors and windows opening up onto a gorgeous wrap around 55ft roof terrace. The roof terrace enjoys fabulous panoramic views of London and beyond with a southerly aspect as well.

Elsewhere, there are two double bedrooms with fitted wardrobes and the master having a separate dressing/cot room as well as an 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

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Leasehold

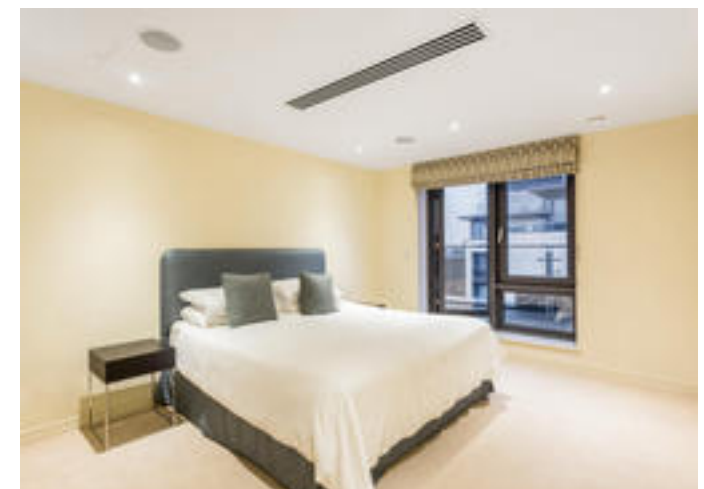
#### Local Authority

London Borough of Wandsworth

EPC rating = C

#### Viewing

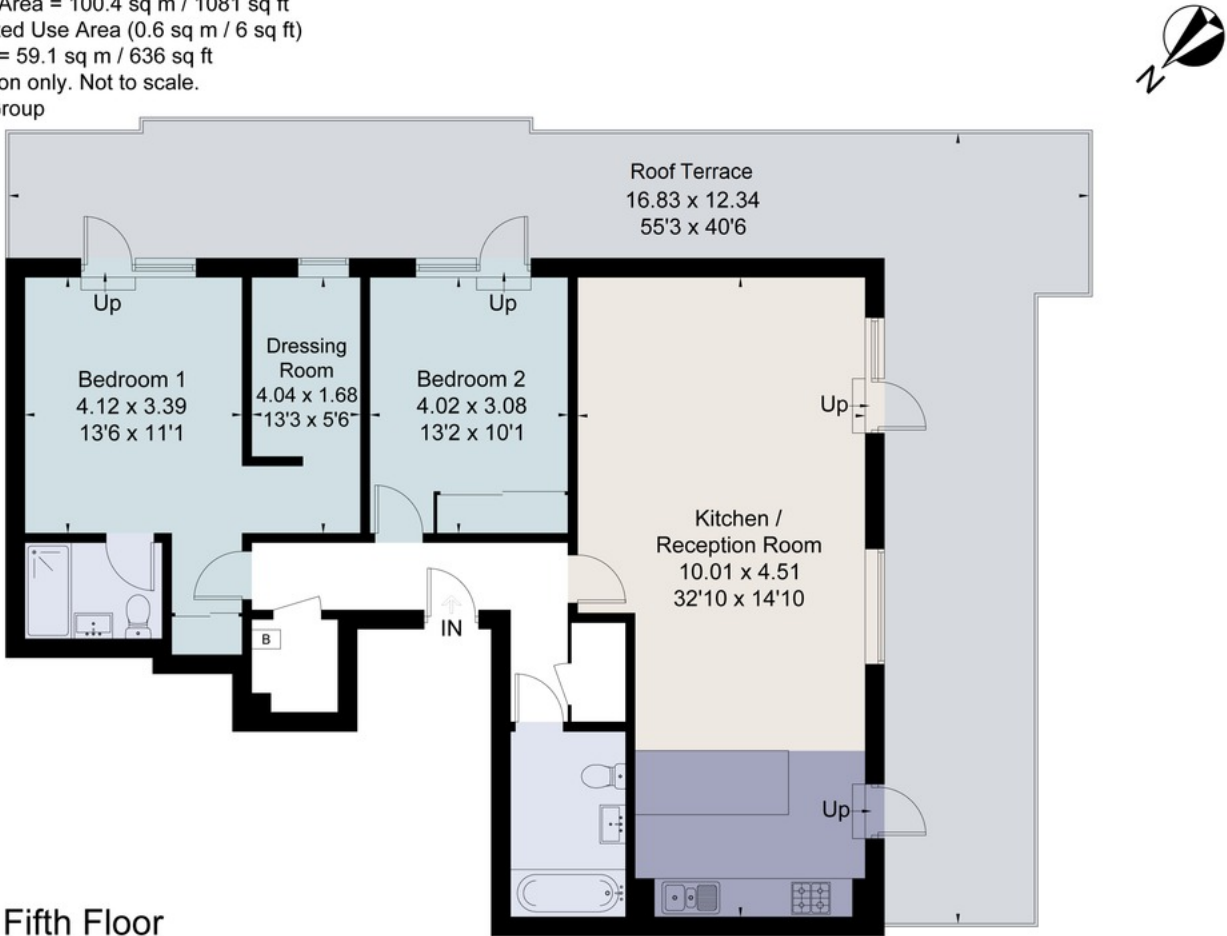
Strictly by appointment with Savills







Approximate Area = 100.4 sq m / 1081 sq ft  
 Including Limited Use Area (0.6 sq m / 6 sq ft)  
 Balcony Area = 59.1 sq m / 636 sq ft  
 For identification only. Not to scale.  
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Fifth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 244952

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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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