



Newly built 2 bedroom apartment in a boutique block

Apartment 1, Boatman's Court, Walkers Place, Putney SW15 1PP

Guide Price £899,000 Leasehold 150 years



Large open plan kitchen/breakfast/reception room •
Two bedrooms • Two bathrooms (one en suite) • Smart
communal areas • Lift • Unusually low service charge •
External photograph is a CGI

Local information

Putney Bridge (District Line) and
Putney mainline (Waterloo) are
within close proximity, as is the
high street and the many
amenities Putney has to offer.

About this property

Specification:

Kitchen:

- Nobilia kitchens with
Silestone worktops, upstands and
full height splash backs
- Sensio LED under wall strip
lighting
- Integrated Miele appliances:
oven, combi microwave,
induction hob, dishwasher, fridge
freezer
- Siemens integrated washing
machine and extractor fan
- Quooker instant boiling water
tap

Bathrooms, shower rooms and en
suites:

- Armarii bespoke wall
mounted vanity cabinet
- Duravit sanitary ware
- Gessi fittings in Antique Brass
finish
- Chrome heated towel rails

Heating & Plumbing:

- Wet underfloor heating
throughout apartments
- Pressurised combi boiler
system
- Vent-Axia ventilation with
heat recovery system

Lighting, Electrical & Security:

- LED strip lighting recessed to
living areas & bedrooms
- inset spot lighting to
bathrooms & hallways
- Video entry system

Warranty:

- 10 year CRL warranty

Tenure

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150 Years

Local Authority

London Borough of Wandsworth

EPC rating = B

Viewing

Strictly by appointment with
Savills



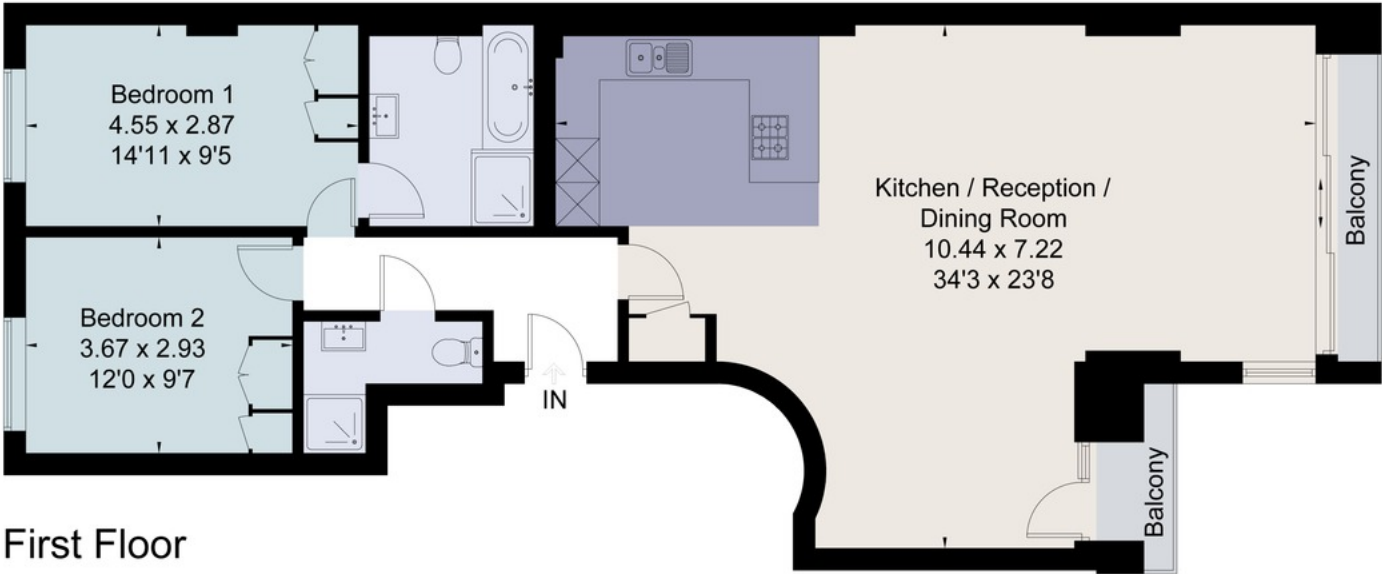




savills.co.uk

Matthew Heard
Savills Putney
020 8780 9900
putney@savills.com

Approximate Area = 97.4 sq m / 1048 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
Balcony Areas = 4.2 sq m / 45 sq ft
For identification only. Not to scale.
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First 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) A		
(81-91) B	87	87
(69-80) C		
(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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