



Newly built 2 bedroom apartment in a boutique block

**Apartment 3, Boatman's Court, Walkers Place, Putney SW15 1PP**

Guide Price £915,000 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



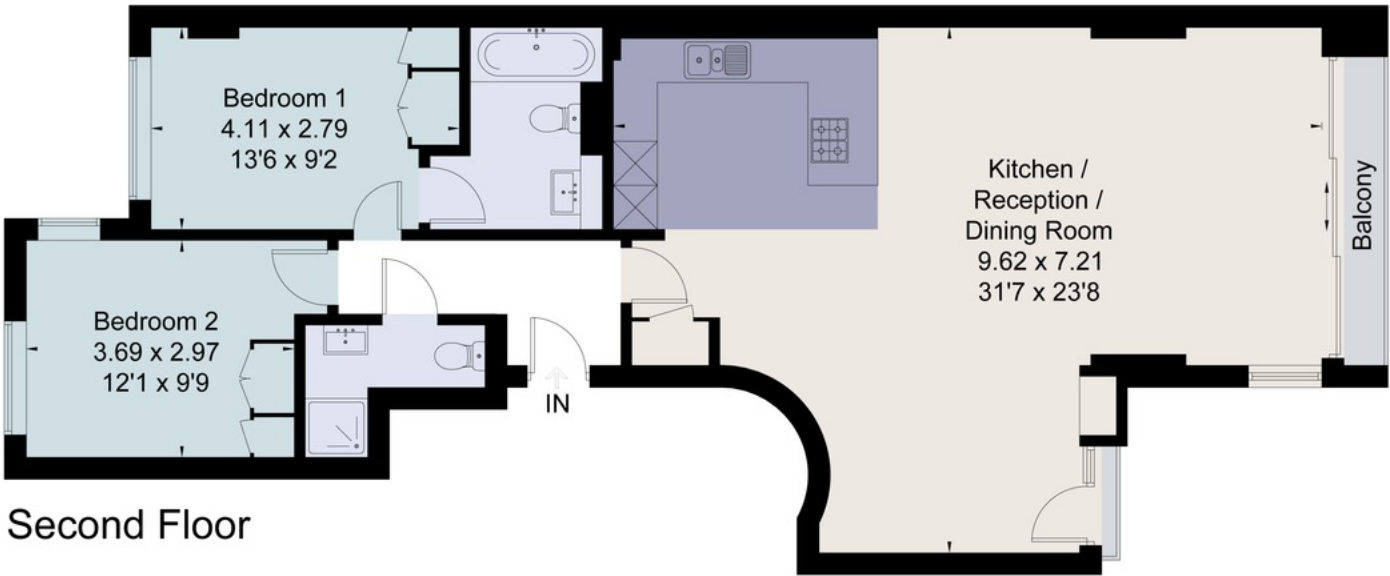




Approximate Area = 93.3 sq m / 1004 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)  
Balcony Areas = 2.8 sq m / 30 sq ft  
For identification only. Not to scale.  
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[Dashed box symbol] = Reduced head height below 1.5m



Second 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>	87	87
(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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