



## A stunning maisonette in an iconic period building

**Hotham Hall Hotham Road West Putney SW15 1QS**

Guide Price £1.35 million Share of Freehold



Communal hallway • Private entrance hall • Two reception rooms • Kitchen/breakfast room • Three bedrooms all en suite • Cloakroom • Outside space • Off-street parking

#### Local information

Hotham Road is situated in a sought after West Putney location which is well suited for excellent local shops and restaurants as well as local private, state and church schools.

The closest underground station is East Putney (District Line) and Putney Station (Waterloo) can be found on Putney High Street.

#### About this property

A well-presented three double bedroom ground and lower ground maisonette apartment situated in an iconic period building.

Hotham Hall, built in 1913, as the Church Hall for St Mary's Church has enjoyed a rich history with an eclectic mix of visitors over the years from Winston Churchill and Anthony Eden to the Rolling Stones and The Who performing in the early 1960's. The property has since been converted into highly acclaimed and exclusive individual apartments.

This individual property benefits from wood flooring and offers fabulous flexible space of approximately 2,300 square feet. It has a lovely open plan in feel main reception room which opens onto a fabulous bespoke Bulthaup kitchen with glazed ceilings and French doors leading to outside.

Here the space has been cleverly used with covered seating areas for nearly all weathers with trained grape vines as well as

external access.

Elsewhere, throughout the property, there are up to three bedrooms (all with en suites) and media room as well as ample storage.

#### Tenure

Guide Price £1.35 million Share of Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = C

#### Viewing

Strictly by appointment with Savills







Approximate Area = 214.7 sq m / 2311 sq ft (Excluding Void)  
Including Limited Use Area (2.8 sq m / 30 sq ft)  
For identification only. Not to scale.  
© Fourwalls Group



Lower Ground Floor      Ground Floor  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 246228

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>		
(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		
	70	79
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice:** Savills, their 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. 91021182 Job ID: 138936 User initials: NLS