



## A stunning individual maisonette in iconic period building with off-street parking and balcony

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

Guide Price £1,495,000 Share of Freehold

savills

Stunning individual apartment • Fabulous space over two floors  
• Sought after off-street parking space • Great contemporary feel • Lovely light and airy space • Communal hallway • Private entrance hall • Kitchen • Study and study area • Reception room • Two bedrooms • Two en suite showers • Cloakroom • Eaves storage • Balcony

#### 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

An immaculate and stylishly presented two double bedroom first and second floor 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 bespoke apartments.

This individual property benefits from wood flooring and offers fabulous flexible space of approximately 2,000 square feet.

It has a lovely open plan in feel main reception room with gorgeous almost floor to ceiling windows and doors opening on to

a delightful south facing balcony, enjoying leafy garden vistas.

Elsewhere, there is a smart and contemporary kitchen benefiting from quality appliances and stone work surfaces with a study and additional study area close by.

A generous beautifully hand built staircase leads to the second floor with two double bedrooms with their own en suite shower rooms.

Outside, there is an off-street designated parking space.

#### Tenure

Share of Freehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = D

#### Viewing

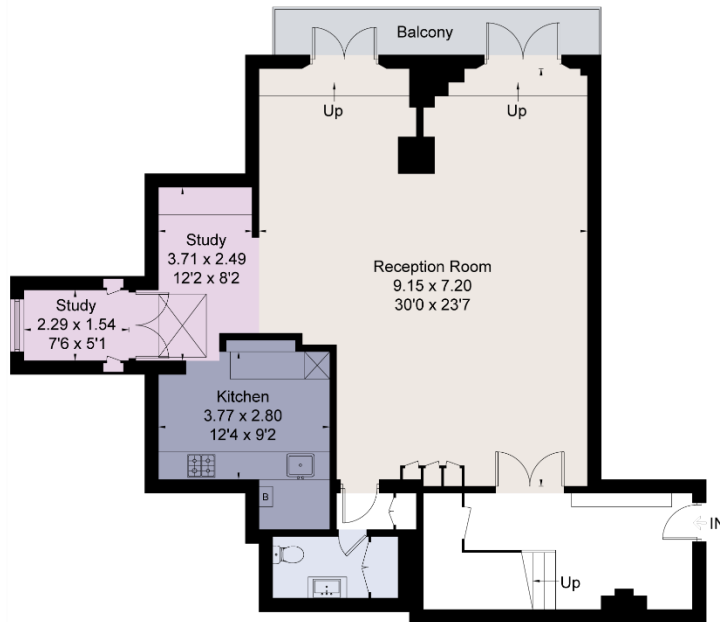
All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.

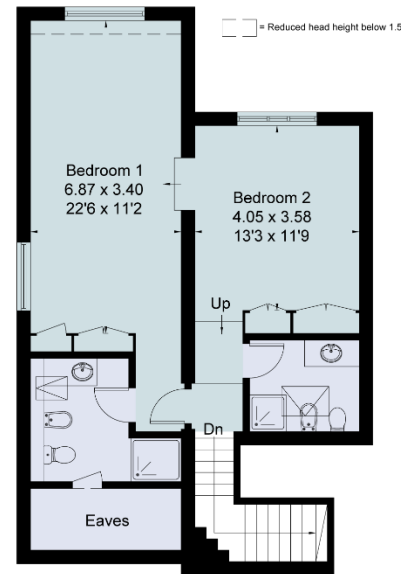




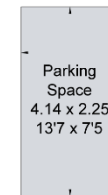
Approximate Area = 179.3 sq m / 1930 sq ft (Including Eaves)  
 Including Limited Use Area (5.4 sq m / 58 sq ft)  
 Balcony Area = 7.1 sq m / 76 sq ft  
 For identification only. Not to scale.  
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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