



Development of one and two bedroom apartments

Putney Bridge Gardens, Putney Bridge Road, SW18 1TU

Leasehold 150 years





A select and bespoke development of one and two bedroom apartments with private balconies.

Built by Aesthetic Homes Ltd, these delightful properties are situated close to Wandsworth Park and a stone's throw from the banks of the River Thames.

With an abundance of open space, close by, residents can enjoy a number of local parks and commons within walking distance, or a short drive.

Putney is best known for the Oxford & Cambridge Boat Race, attracting spectators from all over the world.

The character of Putney is defined not only by its spacious detached houses and leafy streets but also by stylish new apartment blocks such as Putney Bridge Gardens.

The apartments offer a high level of specification as follows:

Kitchen

- Handleless Kitchen
- Quartz granite worktops.
- AEG/Neff, Siemens integrated dishwasher, integrated fridge freezer, integrated oven, induction hob, extractor.
- Undermounted sink with drainage groves in the granite worktops.
- Quartz granite upstand and splashbacks.
- Engineered wood floor.

Tenure: Leasehold 150 years
Help to buy scheme available.

Local authority: London Borough of Wandsworth

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



Doors and Internal Joinery

- Contemporary chrome fittings.
- White painting skirting and architrave.
- Internal wood veneered lacquered doors
- All skirting, architrave to be painted in brilliant white.

Bathrooms

- Vado taps
- Geberit wall hung toilets.
- Geberit bathtubs with overflow bath filler.
- Undermounted basin with quartz worktop.
- Porcelain wall tiles.
- Recessed mirrors with downlights to some of the bathrooms.
- Underfloor heating
- Heated towel rail to all bathrooms.

Electrical & Lighting

- Downlight to kitchen, living and hallway.
- Shaver points to all bathrooms.
- Under kitchen unit lighting.

Communications

- Telephone points to all rooms and living room.
- Wiring for TV to living room and bedrooms

Internal finishes.

- Floor to ceiling built in mirrored wardrobes to all the rooms.
- Luxury carpets to all bedrooms.
- All walls and ceiling to be plastered and finished in Brilliant white paint.

External Windows and Doors

- Velfac composite windows with aluminium outside and real wood internally.
- Balconies to composite decking.

Heating and Water services

- Fully underfloor heated floors across the flats.
- Mechanical heat recovery system to all the flats.

Construction

- Solid concrete floors.
- Metal partitions.

Security and peace of mind

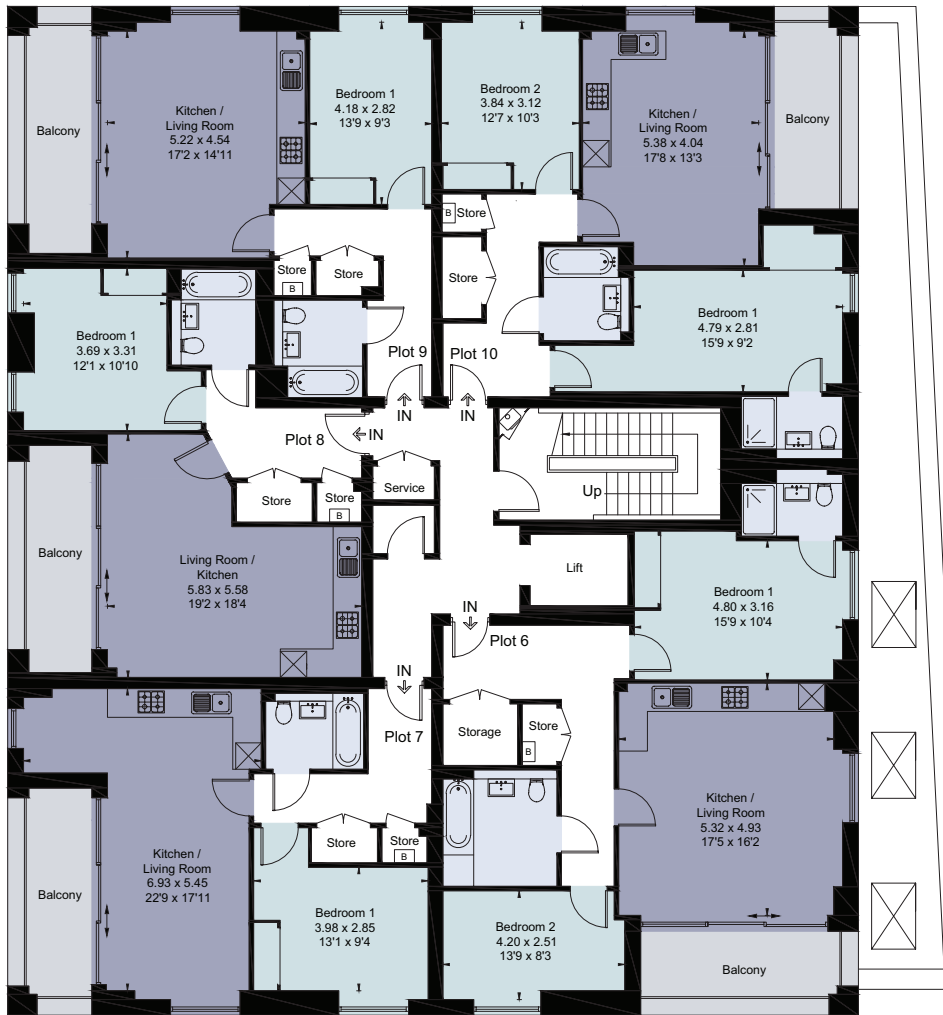
- BLP 10 years warranty.
- 150 years lease.
- Lift in the block.
- Video entry system

Location

Putney Bridge Gardens is a few minutes walk from the eateries and shopping delights of Wandsworth Town centre. It is also close to Putney High Street (1 mile) and its wide variety of restaurants, bars and cafes. There is easy access to central London from Wandsworth Town overground station (0.9 miles), Putney overground station (1 mile) and East Putney underground station (0.7 miles). The Riverbus also provides a pleasant alternative commute into the City. Whilst being ideally positioned for access to Central London, it also offers easy access out of London via the A3.



Putney Bridge Gardens, Putney Bridge Road, SW18 1TU
Approximate Floor Area 368.5 sq m / 3966 sq ft (Including Lifts)



Second Floor



Third Floor

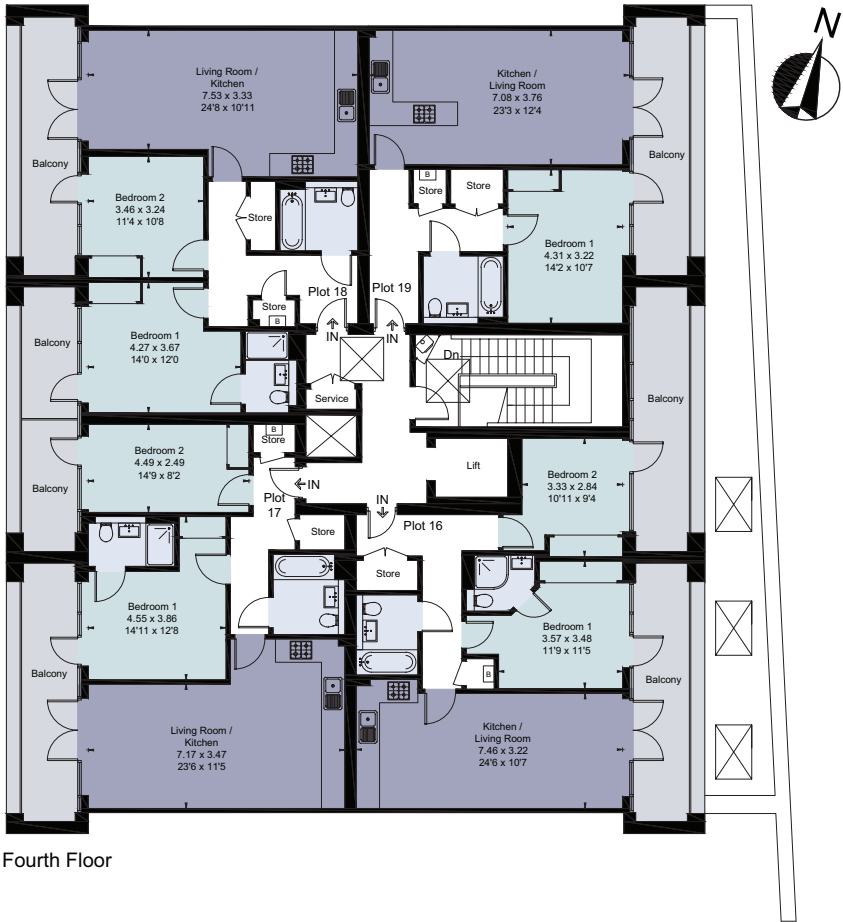
Putney Bridge Gardens, Putney Bridge Road, SW18 1TU
Approximate Floor Area 324.5 sq m / 3492 sq ft (Including Lifts)



savills

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Fourth Floor

For identification only. Not to scale. © 201127MH

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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