



## A stylish and contemporary apartment with underground parking

**Portland House, 3 Chartfield Avenue, Putney, London, SW15 6DP**

Guide Price £575,000 Leasehold

**savills**



Contemporary living • Fabulous views • Secure undercover parking • Smart open plan kitchen/reception room • Kitchen/reception room • Two double bedrooms • En suite shower • Residents' gym • Communal gardens

#### Local Information

Chartfield Avenue is a popular, wide tree-lined, residential road comprising substantial houses.

Putney mainline station (Waterloo) is on Putney High Street, where there are good local shops and restaurants.

East Putney underground (District) is a little further along the Upper Richmond Road.

There are excellent schools, both state and private in the neighbourhood.

#### About this property

A fabulous third floor modern contemporary apartment conveniently situated in a local landmark development.

This smart and stylish property has a fabulous open plan kitchen/reception room with large panoramic city views of London and beyond.

There are two double bedrooms with fitted wardrobes and the master having a separate en suite shower room.

The property also has a sought after covered secure parking space as well as exclusive use of residents' gym, concierge and pretty communal gardens.

#### Tenure

Leasehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = B

#### Viewing

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

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Portland House, 3 Chartfield Avenue, Putney, London, SW15 6DP  
Gross Internal Area 765 sq ft, 71.1 m<sup>2</sup>

Approximate Area = 71.1 sq m / 765 sq ft  
For identification only. Not to scale.  
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Third 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+) A		
(81-91) B	85	85
(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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