



A stunning recently built two bed flat in a boutique block, conveniently located in the heart of west Putney with the river a short walk away

**Boatmans Court, 4 Walkers Place, Putney, London, SW15 1PP**

Guide Price £699,950 Leasehold (Lease Expiry January 2171)

savills



Finished to a very high specification throughout • Open plan kitchen / reception room with built-in appliances • Master bedroom with en suite shower room • Bike storage on site • Close to the local amenities

#### 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

This fantastic flat is located on the top floor on this new gated block that has been finished to a very high specification throughout.

The open plan kitchen reception room features stunning wood flooring, recessed lighting and a lovely balcony. The kitchen is fully fitted with Siemens and Miele appliances, a Quooker tap and silestone worktops, offering great space and is thoughtfully laid out, perfect for entertaining.

Both bedrooms have fantastic westerly views with the master benefitting from a bespoke en suite shower room. The second bedroom is served by the sumptuous family bathroom.

There is bike storage on site and the flat is eligible for parking permit (subject to criteria).

#### Applicant note

The photos provided are over 6 months old.

#### Tenure

Leasehold (Lease Expiry January 2171)

#### Local Authority

Wandsworth

#### Council Tax

Band = E

#### Ground Rent

£350 per annum

#### Service Charge

£2500 per annum

#### Energy Performance

EPC Rating = B

#### Viewing

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

Telephone: +44 (0) 20 8780 9900.





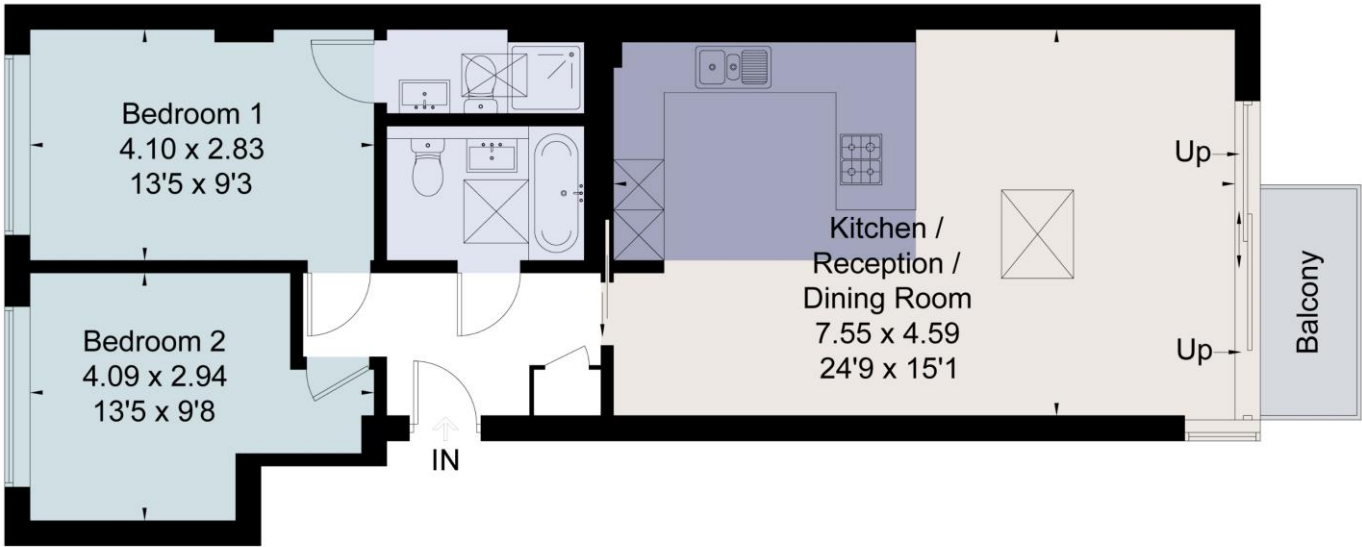


Boatmans Court, 4 Walkers Place, Putney, London, SW15 1PP  
Gross Internal Area 763 sq ft, 70.9 m²

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Approximate Area = 70.9 sq m / 763 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
Balcony Area = 3.1 sq m / 33 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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