



Brewhouse Lane | SW15 2JJ

**FOR SALE: £1,195,000**



- Large Reception Room
- Private Roof Terrace
- Master with En-Suite Bathroom
- Underground Parking
- Family Bathroom
- South Facing Balcony

## Description:

SUPERB three bedroom Penthouse apartment with LARGE roof terrace centrally located to Putney High Street close to shops and transport facilities. The well proportioned accommodation comprises SPACIOUS entrance hallway, large reception room with Lutron lighting and access to the roof terrace, integrated fitted kitchen, master bedroom with built in wardrobe, en-suite bathroom with separate shower, two further bedrooms with built in wardrobes and a family bathroom with Villeroy and Boch sanitaryware. All three bedrooms and kitchen/diner have access to the South Facing balcony. Further benefits include air conditioning and comfort cooling, ceiling speakers throughout, irrigated planters on terrace, residents gym, 24/7 concierge, residents roof terrace and underground parking. Penthouse apartments in Putney Wharf rarely come on the market so therefore early viewings are recommended to avoid disappointment.

- Compare current ratings of properties to see which properties are more energy efficient

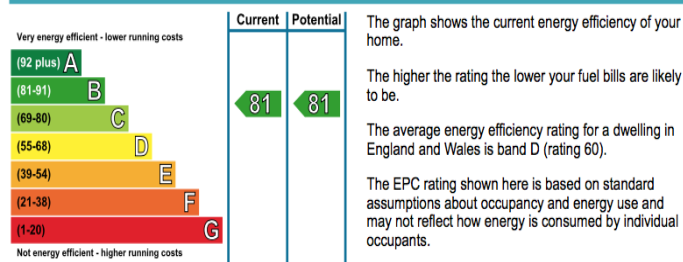
**Estimated energy costs of dwelling for 3 years:** £ 1,767

### Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting      | £ 261 over 3 years | £ 261 over 3 years | Not applicable           |
| Heating       | £ 957 over 3 years | £ 957 over 3 years |                          |
| Hot Water     | £ 549 over 3 years | £ 549 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,767</b>     | <b>£ 1,767</b>     |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.