



Dyers Lane, London
SW15



A fantastic three bedroom new-build penthouse. EPC: B

Hamptons International

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Three bedroom penthouse | 1248 sq ft | Triple aspect kitchen/reception room | Fully fitted appliances | Impressive three-sided private balcony | Master suite | Fitted wardrobes | Zoned underfloor heating | Long lease term | 10 Year BLP warranty

Asking Price £875,000 Leasehold

Description

A stunning three bedroom contemporary-designed penthouse apartment on the top floor of this newly-built block in West Putney.

The apartment boasts 1248 square feet of accommodation with a spacious triple aspect open-plan kitchen/reception with stylish custom designed Hacker kitchen with island unit and breakfast bar. This includes a range of fully integrated Siemens appliances and with Quartz composite work surfaces and a wine fridge. The kitchen/reception space is flooded with natural light from full height glass windows and there is direct access to the generous private roof terrace which surrounds the penthouse on three sides.

The master suite has a dressing area with Lima fitted wardrobes and a stylish en suite shower room with feature glass window. There are two further bedrooms, one with en suite bathroom and then a third family bathroom.

Further benefits are zoned underfloor heating, and a ten year BLP warranty.

Location

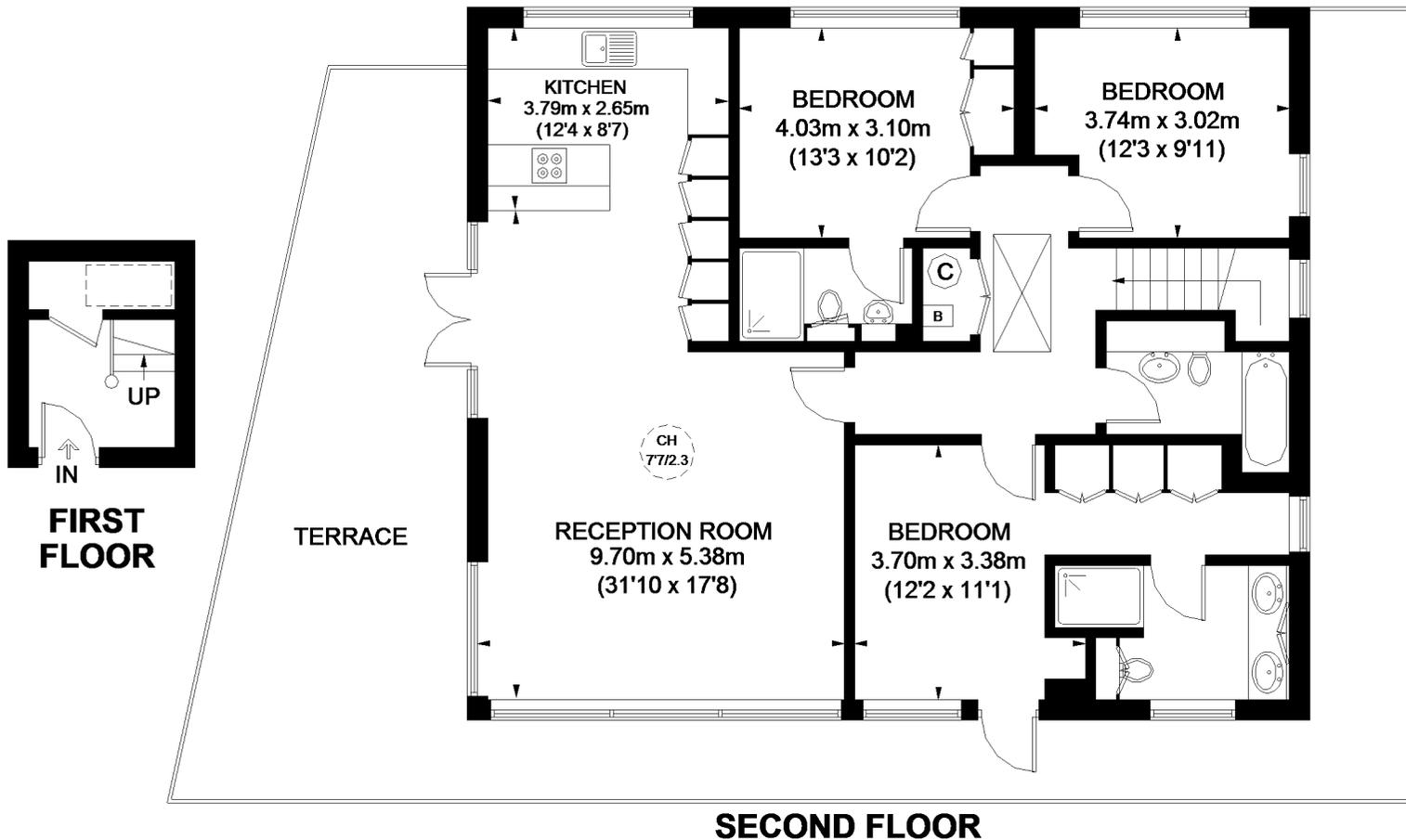
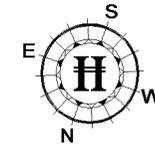
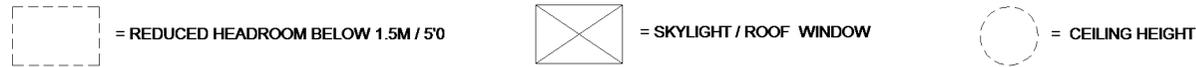
Peloton Place is situated in a popular West Putney location at the junction with Dyers Lane and Upper Richmond Road. Barnes Station is closeby with its fast links to Central London as is Putney mainline and East Putney tube stations. There are also a number of local bus services serving Hammersmith, Richmond and Putney and there is a nearby parade of local shops and a Sainsbury's Local store is conveniently located on-site.

The Lower Richmond Road and Putney Common is a short walk away, across the footbridge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

PELTON



APPROXIMATE GROSS INTERNAL AREA
 (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 56 SQ. FT. (5.2 SQ. M.)
 SECOND FLOOR = 1249 SQ. FT. (116 SQ. M.)
 REDUCED HEADROOM
 7 SQ. FT. (0.7 SQ. M.)
 TOTAL = 1312 SQ. FT. (121.9 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID268600)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

