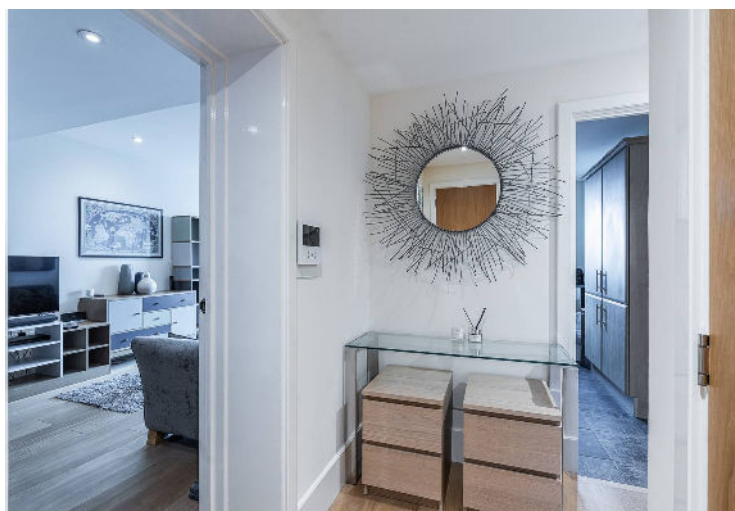




25 Putney Wharf Tower Brewhouse Lane, London

£795,000 Leasehold

Welcome to this sixth-floor, two-bedroom flat, offering generous proportions and a bright, welcoming atmosphere throughout. Step into the spacious living room, perfect for relaxing or entertaining, with large windows that fill the space with natural light and direct access to your private balcony. Both bedrooms are impressively sized, providing plenty of room for king-sized beds and additional furnishings, while the separate kitchen is thoughtfully designed with ample storage and workspace for home cooking. The building features a 24/7 concierge service, ensuring convenience and peace of mind for residents, and secure allocated underground parking adds an extra layer of comfort. With its practical layout and modern touches, this flat is ideal for those seeking both style and functionality. Located within easy reach of local shops, cafes, and excellent transport links, you'll enjoy quick access to everything you need for a vibrant city lifestyle. Whether you're commuting to work or exploring the neighbourhood's dining and leisure options, this flat offers the perfect blend of comfort and convenience in a sought-after setting.



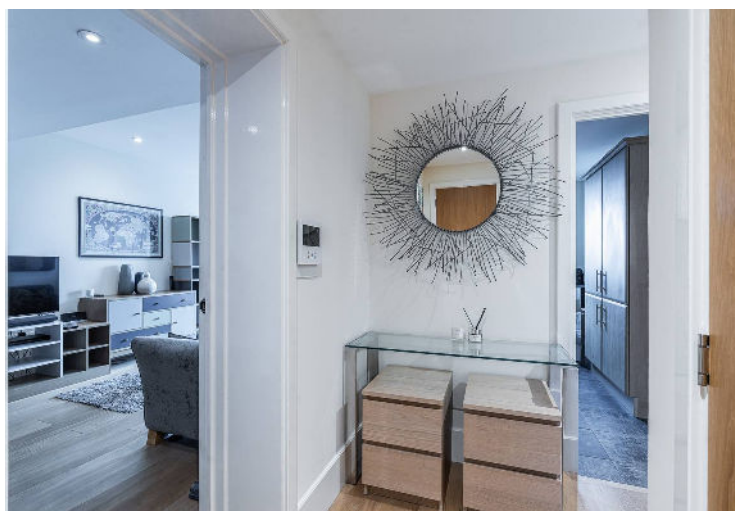
Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 large bedrooms
- separate kitchen
- sixth floor
- 24/7 Concierge service
- underground parking
- Balcony
- Spacious living room



Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



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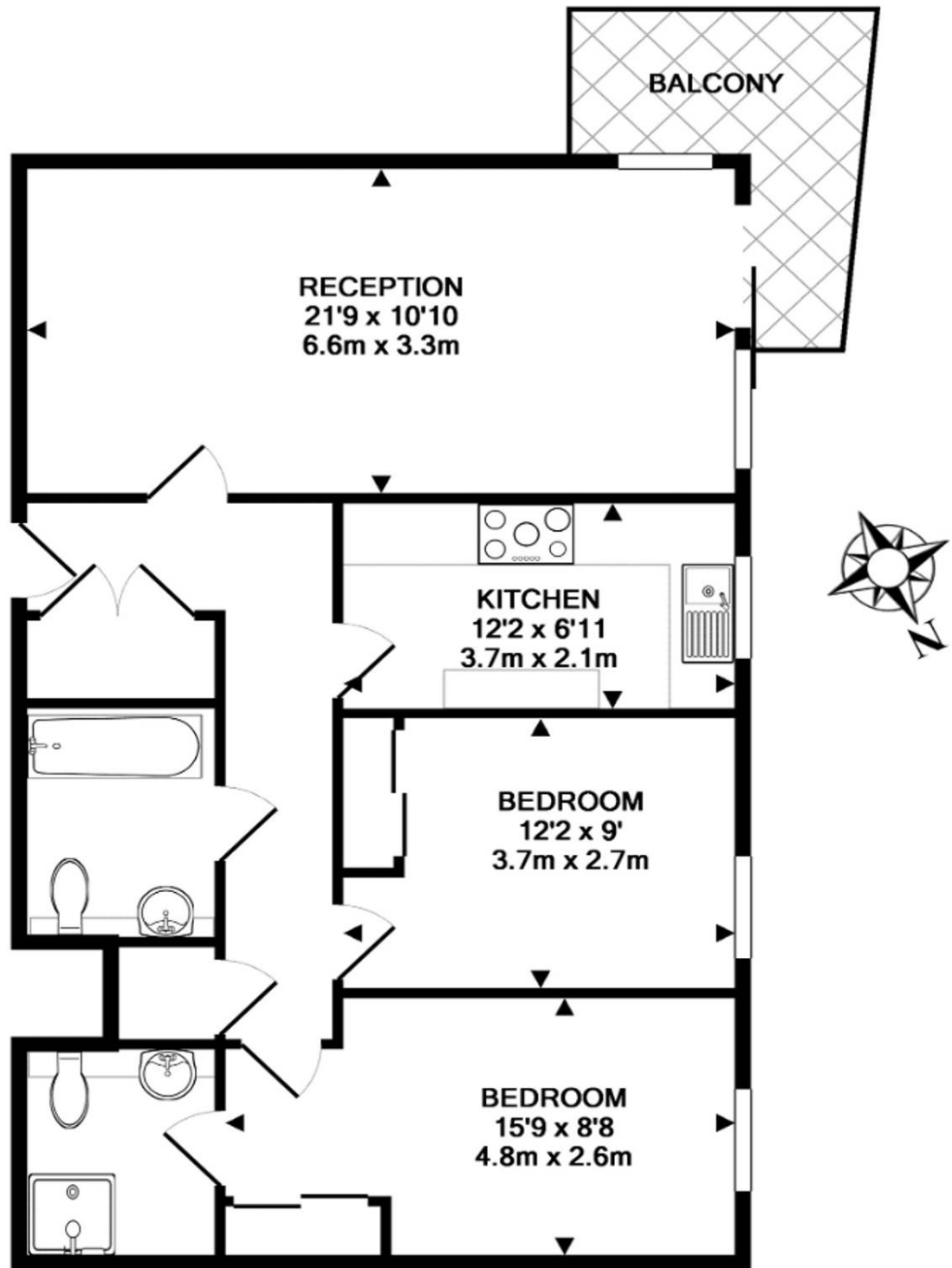
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TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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