



Flat 75, Putney Wharf, 28 Brewhouse Lane

£1,400,000 | £4,300 pcm Leasehold

Unique three-bedroom apartment in the prestigious Putney Wharf Development, set on the first floor with direct river views. Features include three spacious bedrooms, an en-suite, separate family bathroom, modern kitchen, and a large balcony off the reception room. Furnished to a high standard, with excellent storage. Additional benefits: 24-hour concierge, residents' gym, secure underground parking. Ideally located by Putney Bridge, with shops, restaurants, and transport links all within easy reach.



Spacious 3-bed apartment in Putney. 1st-floor river views, en-suite, kitchen, large balcony. High-quality furnishings. 24-hr concierge, gym, secure parking. Near Putney Bridge, shops, & transport.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Large Bedrooms
- Two Bathrooms
- West Facing Balcony
- Modern and Spacious
- Furnished to a High Specification
- 24-hour Concierge Service
- Secure Underground Parking
- Resident's Gym



Reception

16' 7" x 15' 3" (5.06m x 4.64m)

Master Bedroom

15' 3" x 14' 1" (4.64m x 4.28m)

Bedroom 2

16' 2" x 8' 1" (4.92m x 2.46m)

Bedroom 3

10' 8" x 6' 6" (3.26m x 1.99m)

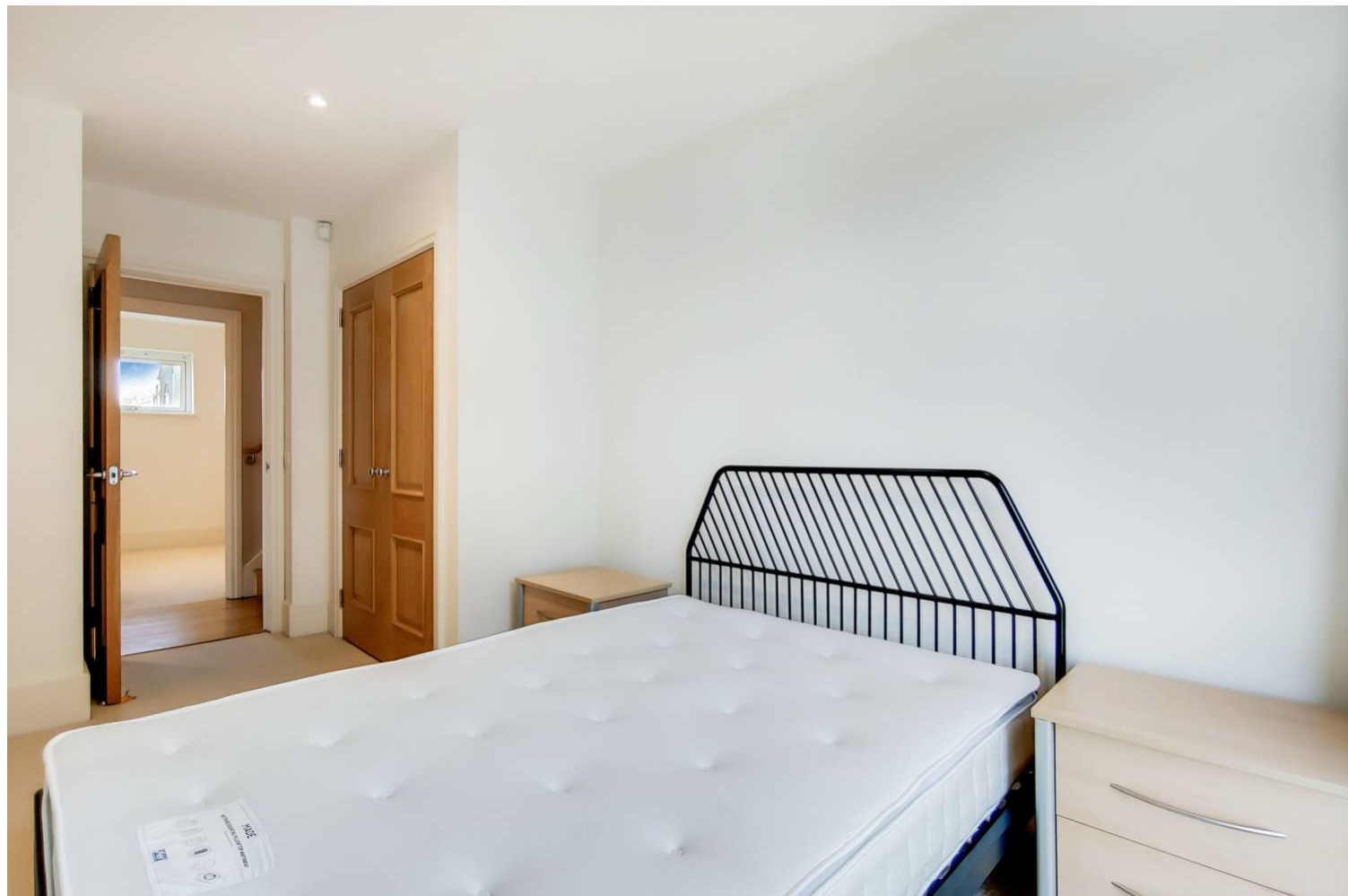


Kitchen

13' 3" x 6' 5" (4.03m x 1.96m)

Bathroom

En-suite



Unique three-bedroom apartment in the prestigious Putney Wharf Development, set on the first floor with direct river views. Features include three spacious bedrooms, an en-suite, separate family bathroom, modern kitchen, and a large balcony off the reception room. Furnished to a high standard, with excellent storage. Additional benefits: 24-hour concierge, residents' gym, secure underground parking. Ideally located by Putney Bridge, with shops, restaurants, and transport links all within easy reach.

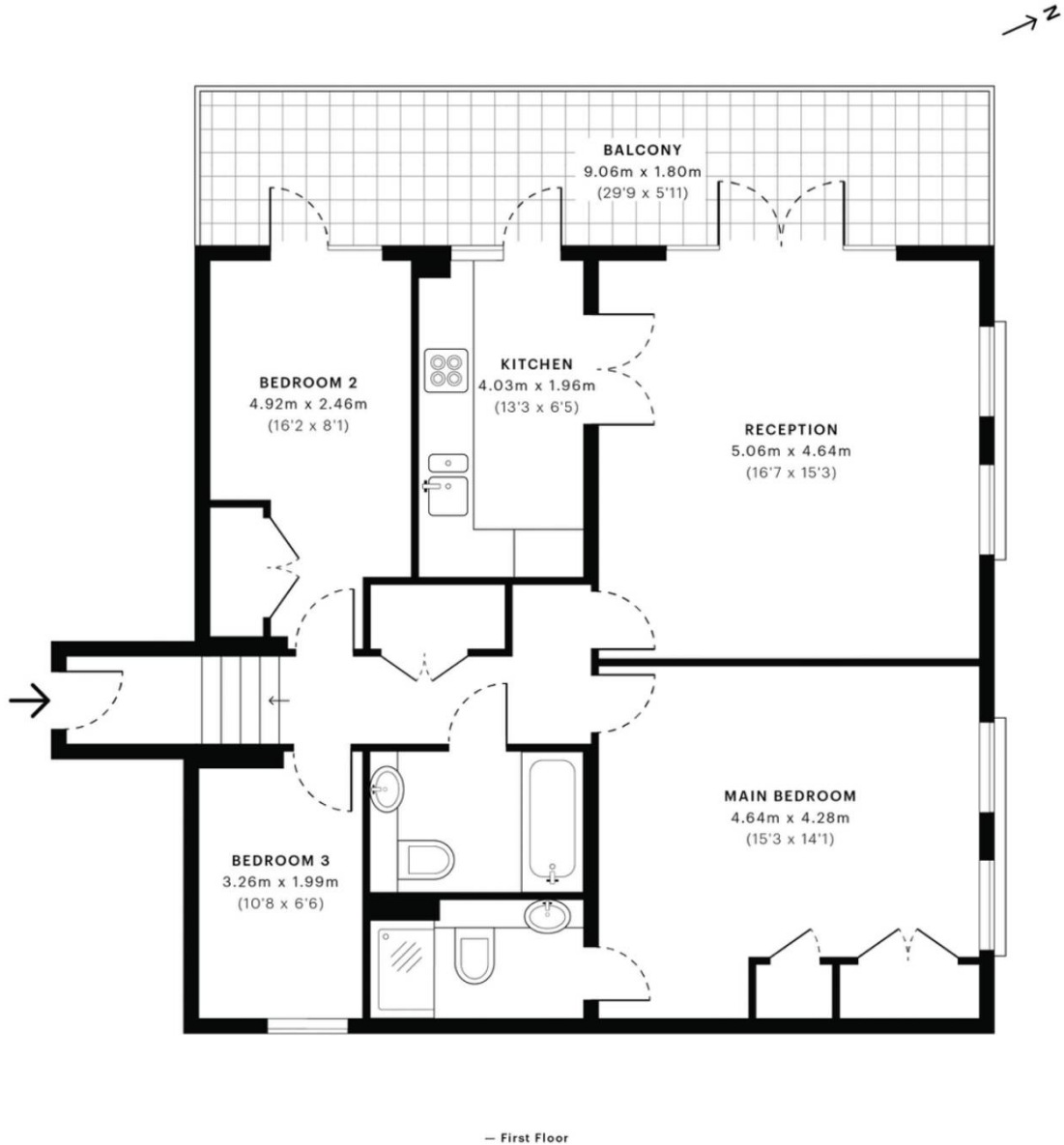
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Large Bedrooms
- Two Bathrooms
- West Facing Balcony
- Modern and Spacious
- Furnished to a High Specification
- 24-hour Concierge Service
- Secure Underground Parking
- Resident's Gym



GROSS INTERNAL AREA (GIA)
The footprint of the property
90.15 sqm / 970.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
83.82 sqm / 902.23 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
16.04 sqm / 172.65 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 107.55 sqm / 1157.66 sqft
IPMS 3C RESIDENTIAL 101.49 sqm / 1092.43 sqft

SPEC ID 6051fdd5978ac90d966dadcd9