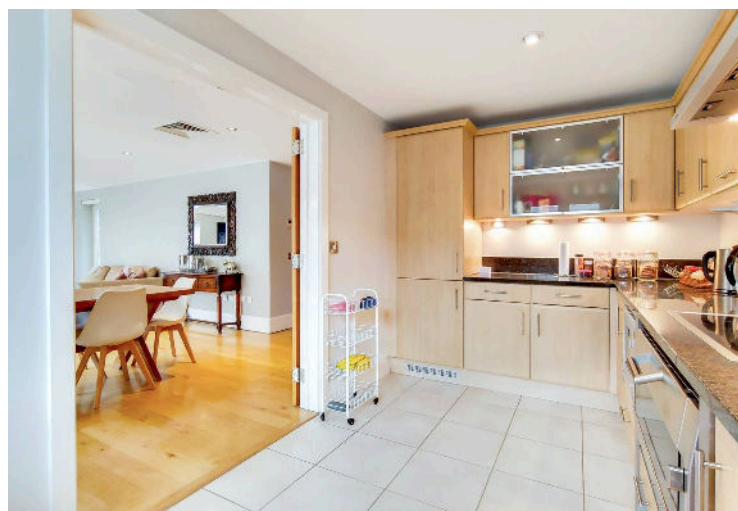
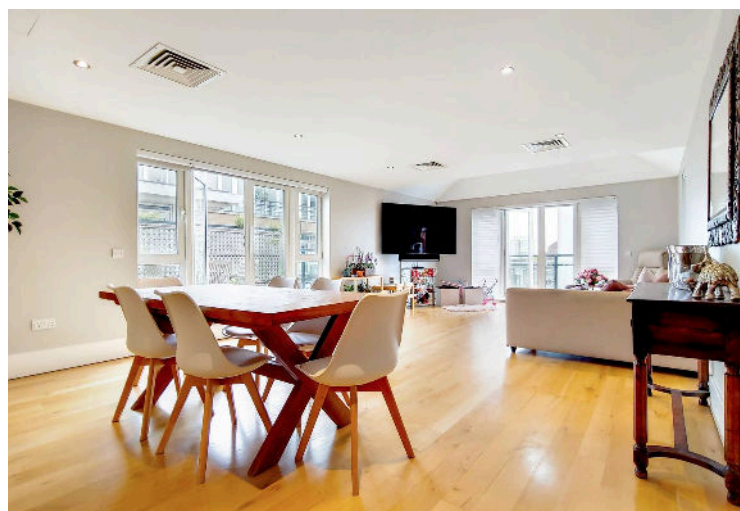




Flat 104, Putney Wharf, 25 Brewhouse Lane

£1,600,000 Leasehold

Situated on the fourth floor of a sought-after riverside development on Brewhouse Lane, this impressive three-bedroom, three-bathroom sub-penthouse apartment offers approximately 1,550 sq ft of well-proportioned internal living space, exceptional natural light, and stunning river views.

The property boasts a substantial open-plan reception and dining area, ideal for both relaxing and entertaining, with direct access to one of three private balconies. Each balcony provides a unique vantage point, making the most of the surrounding outlook and river aspect. A separate, fully fitted kitchen with adjoining utility room adds further practicality.

The accommodation comprises three well-proportioned double bedrooms, including a spacious principal suite complete with a walk-in wardrobe and en-suite bathroom. The additional bedrooms are served by two further modern bathrooms, offering flexibility for families or guests.



Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sub-penthouse apartment in a sought-after riverside development on Brewhouse Lane
- Three well-proportioned double bedrooms
- Three modern bathrooms (including en-suite facilities)
- Two underground parking space
- Bright and spacious throughout with excellent natural light
- Three private balconies offering impressive river views
- Excellent storage throughout
- Residents' gym facilities & 24/7 concierge





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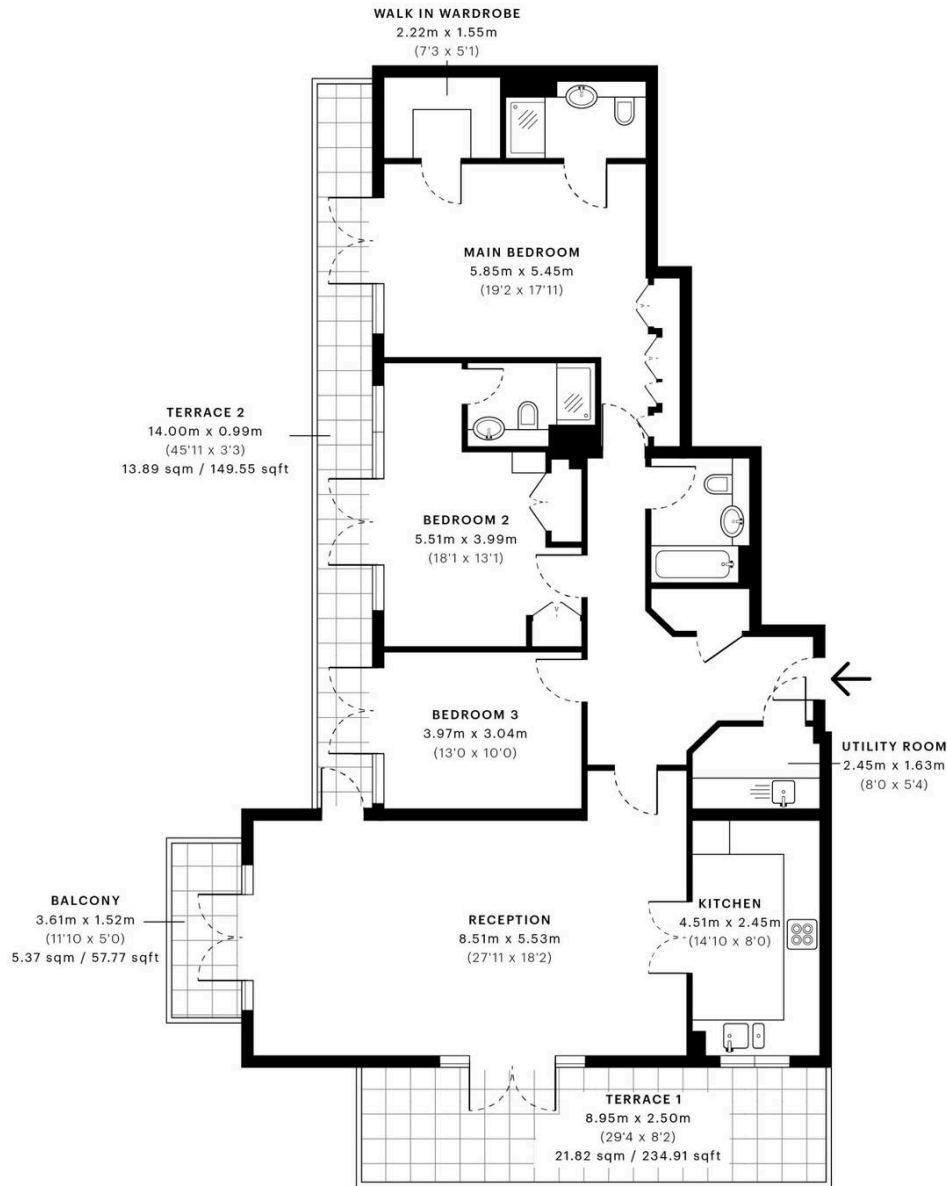
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Residents further benefit from a 24/7 concierge service, a well-equipped residents' gym, Two secure parking spaces, lift access, and ample storage throughout.

Perfectly positioned along the river, Brewhouse Lane offers convenient access to local amenities, transport links, and green open spaces.

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— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
144.32 sqm / 1553.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
136.27 sqm / 1466.80 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
41.08 sqm / 442.18 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 186.40 sqm / 2006.39 sqft
IPMS 3C RESIDENTIAL 179.23 sqm / 1929.22 sqft

SPEC ID 6092af8a09b7060e279fe6d9