

36 PUTNEY  
HILL



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## 6 LUXURY APARTMENTS

Putney is an affluent residential area in South West London near the River Thames.

36 Putney Hill is a large Victorian house which has been converted meticulously to 6 luxurious apartments with optimal layouts and high quality specification.

The development is located a short walk from Putney mainline and East Putney tube stations as well as the vast selection of shops, restaurants, and entertainment of Putney High Street and Upper Richmond Road

The development comprises:

2 x 3 bedroom garden apartments

2 x 2 bedroom split level maisonettes

1 x 2 bedroom top floor apartment with vaulted ceilings

1 x 1 bedroom apartment

All apartments are eligible for parking permits



# TRANSPORT

The apartments are a three-minute walk from Putney Hill station which provides regular services to Clapham Junction (4 minutes), Vauxhall (9 minutes), and Waterloo (16 minutes) and an eight-minute walk to East Putney (District line).



## DISCLAIMER

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness.

This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Final materials and finished may differ from those shown. The developer operates a policy of continuous product development and reserves the right to alter any part of development specification at any time. For the latest information please consult one of our sales representatives.



# SPECIFICATION

- Brand new double glazed timber sash & aluminium windows
- New roof with full thermal insulation
- Upgraded thermal insulation to walls
- Acoustic insulation between flats
- Damp-proofing to ground floor
- Direct mains water connection to every flat for improved water pressure
- Hot water cylinders for simultaneous use of multiple bathrooms
- Fully refurbished communal & external areas
- Landscaped private gardens (3 bedroom flats only)
- Matt grey kitchens with white quartz worktops
- Fully integrated Siemens & Indesit appliances
- Blanco kitchen taps and stainless steel sinks
- Engineered oak flooring to living & dining areas
- Carpets & fitted wardrobes to bedrooms
- Generous storage areas & separate utility rooms
- Large format Carrara marble look tiles to bathrooms
- Duravit basins to bathrooms
- Underfloor heating & heated towel rails to bathrooms
- Tall internal doors with bespoke timber mouldings
- Dimmable LED lighting
- Ultrafast full fibre broadband
- Video entry phones
- Secure bicycle storage
- 10 Year Structural Warranty by Protek



(Photos show Flat 6)

Please follow the below link for a video tour: [click here](#)





36 PUTNEY  
**HILL**



FLOOR PLANS

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# 36 PUTNEY HILL

## FLAT 1 GROUND FLOOR

LIVING / DINING / KITCHEN

6.6m x 6.1m / 21'8" x 20'

BEDROOM 1

3.6m x 3.1m / 11'10" x 10'2"

BEDROOM 1 EN-SUITE

2m x 1.1m / 6'7" x 3'7"

BEDROOM 2

2.5m x 3.6m / 8'2" x 11'10"

BEDROOM 3

3.3m x 2.2m / 10'10" x 7'3"

BATHROOM

1.8m x 3.2m / 5'11" x 10'6"

WC

1.4m x 0.9m / 4'7" x 2'11"

UTILITY ROOM

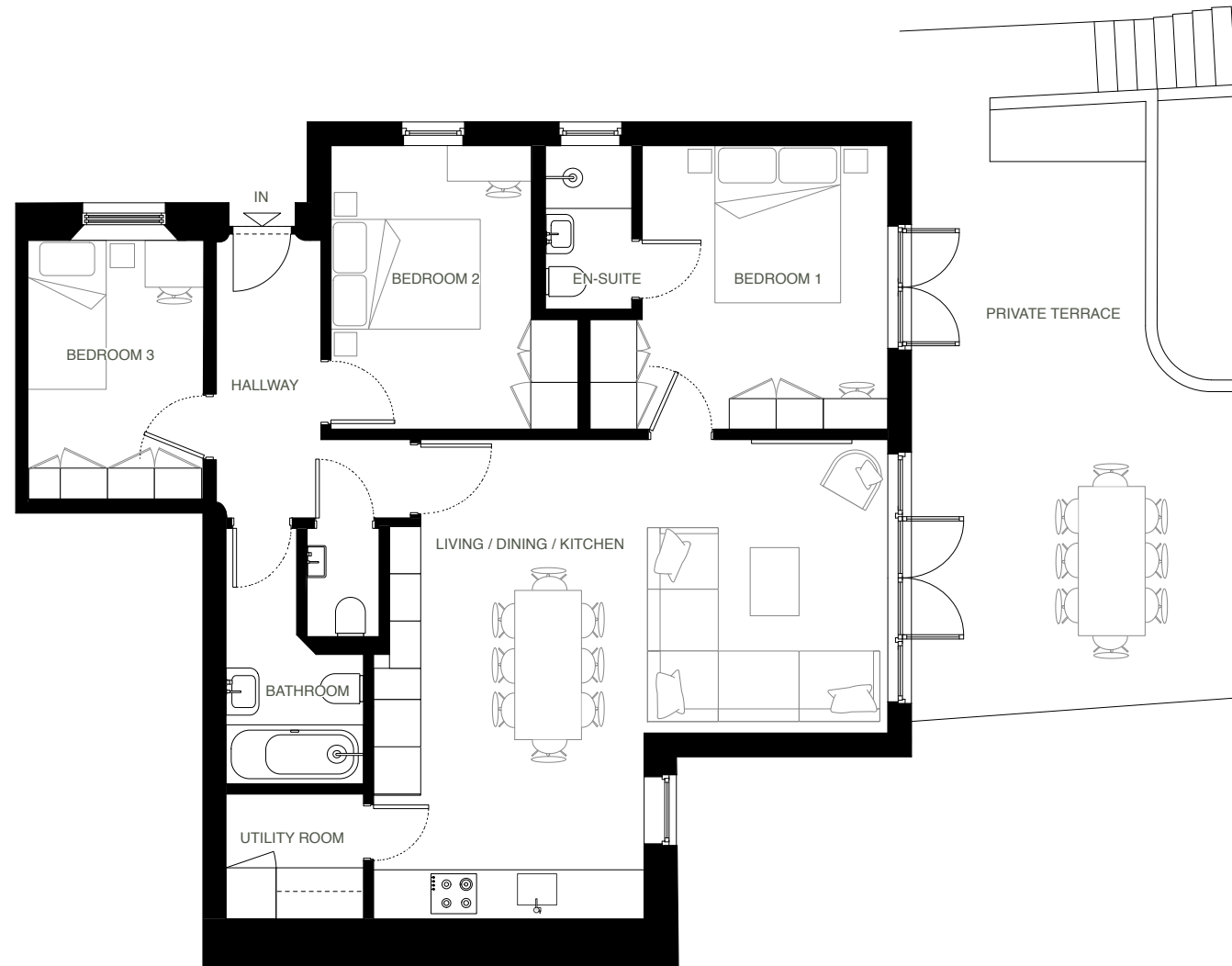
1.6m x 1.8m / 5'3" x 5'11"

HALLWAY

3.6m x 1.3m / 11'10" x 4'3"

PRIVATE TERRACE

4.1m x 8.7m / 13'5" x 28'6"



# 36 PUTNEY HILL

## FLAT 2 RAISED GROUND FLOOR

LIVING / DINING / KITCHEN  
6.6m x 6.2m / 21'8" x 20'4"

BEDROOM 1  
4.8m x 3.6m / 15'9" x 11'10"

BEDROOM 1 EN-SUITE  
2.2m x 1.1m / 7'3" x 3'7"

BEDROOM 2  
2.1m x 3.5m / 6'11" x 11'6"

BEDROOM 3  
2.1m x 3.6m / 6'11" x 11'10"

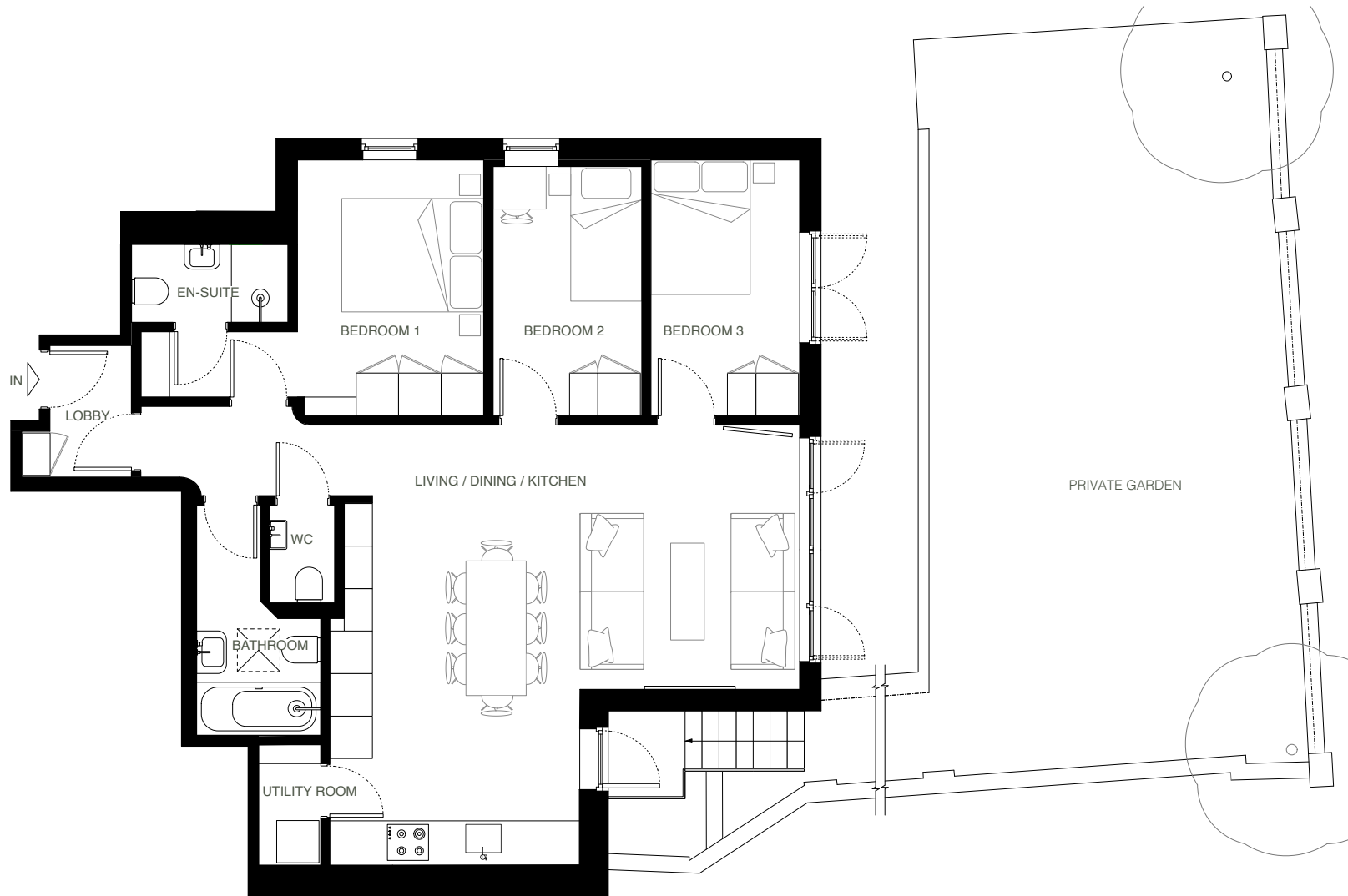
BATHROOM  
1.8m x 3.2m / 5'11" x 10'6"

WC  
1.4m x 0.9m / 4'7" x 2'11"

UTILITY ROOM  
1.7m x 0.8m / 5'7" x 2'7"

LOBBY  
1.8m x 1.1m / 5'11" x 3'7"

PRIVATE GARDEN  
10m x 5.4m / 32'9" x 8'6"



# 36 PUTNEY HILL

## FLAT 3 GROUND FLOOR

BEDROOM 1  
3.4m x 4.2m / 11'2" x 13'9"

BEDROOM 1 EN-SUITE  
2.2m x 1.5m / 7'3" x 4'11"

BEDROOM 2  
3.4m x 2.6m / 11'2" x 8'6"

BATHROOM  
2.6m x 2.1m / 8'6" x 6'11"

HALLWAY  
4.7m x 0.8m / 15'5" x 2'7"

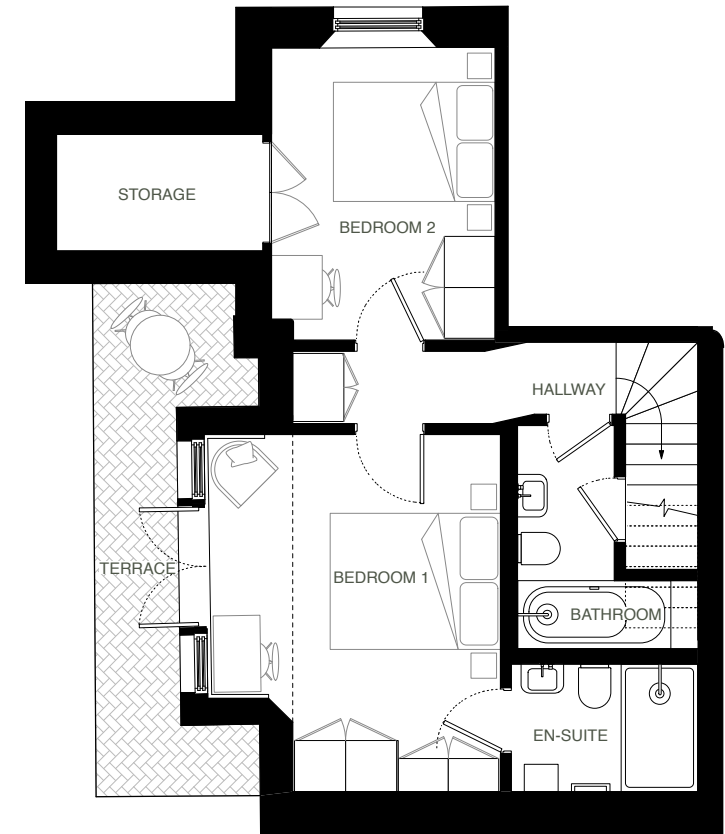
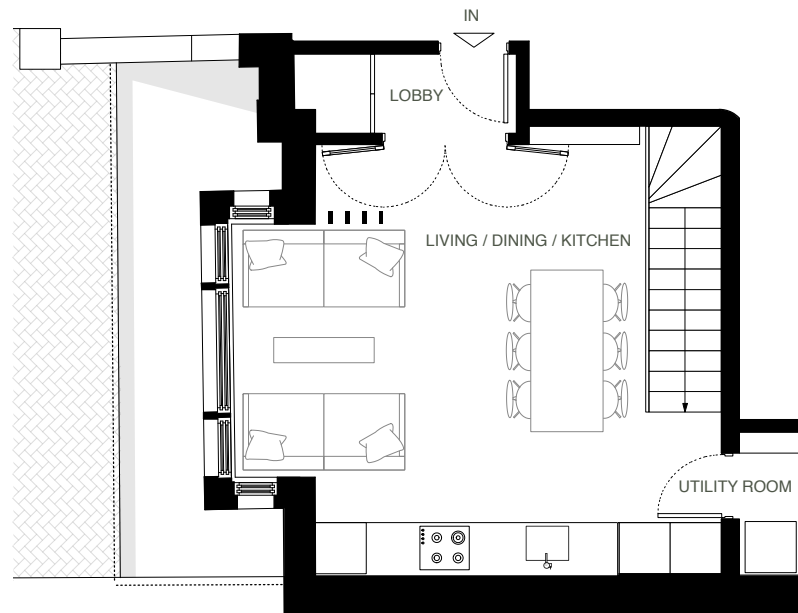
TERRACE  
6.0m x 1.9m / 19'8" x 6'3"

## FLAT 3 RAISED GROUND FLOOR

LIVING / DINING / KITCHEN  
5.7m x 5.3m / 18'4" x 17'5"

LOBBY  
2.6m x 0.9m / 8'6" x 2'11"

UTILITY ROOM  
0.7m x 1.7m / 2'4" x 5'7"



# 36 PUTNEY HILL

## FLAT 4 FIRST FLOOR

LIVING / DINING / KITCHEN

5.9m x 4.9m / 19'4" x 16'1"

BEDROOM 2

2.8m x 3.3m / 9'1" x 10'10"

BATHROOM

1.7m x 2.2m / 5'7" x 7'3"

HALLWAY

2.8m x 1.1m / 9'2" x 3'7"

## FLAT 4 SECOND FLOOR

BEDROOM 1

5.5m x 2.7m / 18' x 8'10"

BEDROOM 1 EN-SUITE

2m x 1.8m / 6'6" x 5'10"

UTILITY ROOM

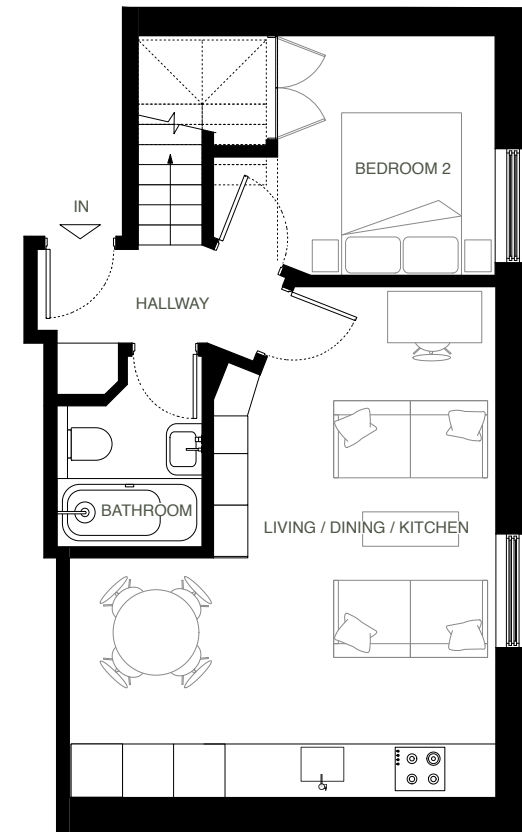
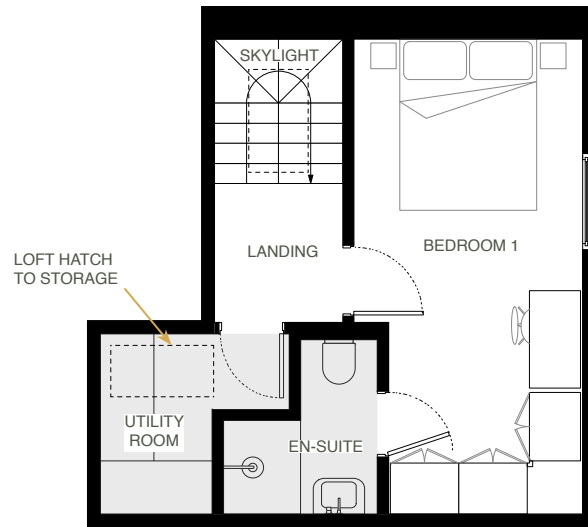
2.2m x 2.1m / 7'3" x 6'11"

LOFT STORAGE (SHOWN GREY)

3.2m x 2.1m / 10'6" x 6'11"

LANDING

1.6m x 1.5m / 5'3" x 4'11"



# 36 PUTNEY HILL

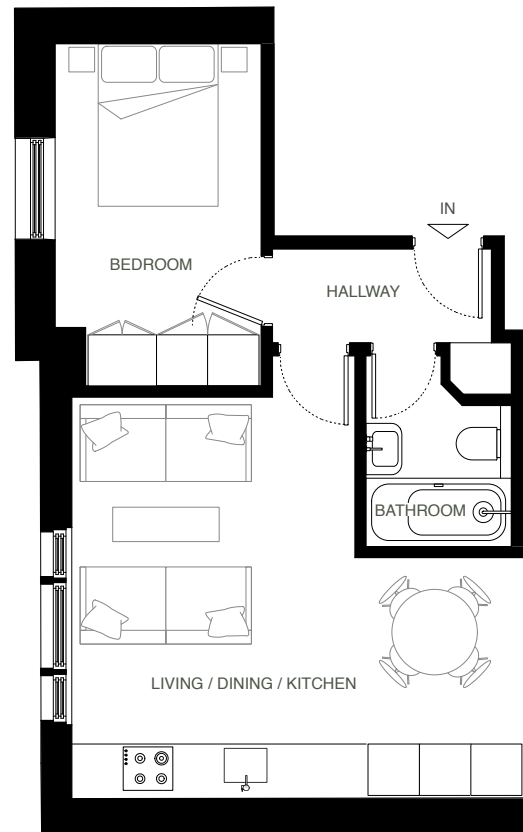
## FLAT 5 FIRST FLOOR

LIVING / DINING / KITCHEN  
5.3m x 5.2m / 17'5" x 17'1"

BEDROOM  
4m x 2.4m / 13'1" x 7'10"

BATHROOM  
2.2m x 1.7m / 7'3" x 5'7"

HALLWAY  
2.6m x 1.1m / 8'6" x 3'7"



# 36 PUTNEY HILL

## FLAT 6 SECOND FLOOR

LIVING / DINING / KITCHEN  
6.3m x 5.5m / 20'8" x 18'1"

BEDROOM 1  
3.1m x 4.9m / 10'2" x 16'1"

BEDROOM 1 EN-SUITE  
2m x 1.2m / 6'6" x 3'11"

BEDROOM 2  
2.4m x 3.7m / 7'10" x 12'2"

BATHROOM  
2.1m x 1.7m / 6'11" x 5'6"

HALLWAY  
3.1m x 2.5m / 10'2" x 8'2"

LOFT STORAGE ABOVE HALLWAY (SHOWN GREY)  
2.2m x 2.3m / 7'3" x 7'6"

LOFT STORAGE ABOVE EN-SUITE (SHOWN GREY)  
3.1m x 1.5m / 10'2" x 4'11"

