

# WARREN

The Putney Estate Agent

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Scott Avenue, SW15

Approximate Gross Internal Area  
Ground Floor = 80.9 sq m / 870 sq ft  
First Floor = 52.3 sq m / 562 sq ft  
Total = 133.2 sq m / 1433 sq ft



Ground Floor

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. (ID400394)

**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.

## Block E, Gilbert Scott Building, SW15

A truly stunning, especially spacious, light and airy apartment offering modern living in this iconic Grade II listed building. Designed in 1928 by the eminent Sir Giles Gilbert Scott Building who also designed the Tate Modern, Battersea Power Station and the famous red London telephone box, the substantial Grade II listed main college building dominates the 13.2 acre tiered site as a single unified building, formally and symmetrically planned with a distinct south European influence. The building has been meticulously restored and is situated amongst beautiful and well-tended communal grounds.

This apartment is located on the ground floor of the development and is in the original building. Before you enter the apartment there is access to a sunny courtyard that conveniently backs on to the gym. A large entrance hallway leads to an en suite double bedroom that is currently being used as an office that can be converted to a bedroom when required. Moving past the bedroom and into the open-plan reception room which features impressive double height ceiling and a modern kitchen with a kitchen island at one end of the room and a reception/dining area the other. There is an ample larder that also houses the boiler. This room looks out to the front of the building and the manicured grounds.

Wide stairs lead to an en suite master bedroom which is a generous size with built in wardrobes. There is a second double bedroom, also with built in wardrobes. A family bathroom with bath and shower, and a storage cupboard.

A sizeable on-site resident's gymnasium and library are available for use within the building. The library/hall has resident's wi-fi for those who want to work from home. The apartment also has the added benefit of an allocated parking space.

Situation

The Gilbert Scott development is located on Scott Avenue, which runs off Sutherland Grove. East Putney and Southfields tube stations are within 3/4 of a mile in either direction, providing District Line access via Earls Court into The City and Central London. Putney over ground 1 1/2 miles away for quick access to Waterloo (15mins). Access out of London is served via the A3 leading to the M25.

There are local shops (Waitrose & Cooperative) and restaurants/ bars at East Putney via Keswick Road and also in Southfields village (Sainsbury, Tesco and Marks and Spencer food hall) The Southside shopping centre and cinema are located in Wandsworth as well as a luxury cinema in Putney.

The apartment is within walking distance to Putney High School and has good commuting access to other good private schools such as Ibscok Place School in East Sheen.



GUIDE PRICE

## £985,000

Leasehold - share of freehold

Sole Agency

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