

RIVERHOMES

**Kenilworth Court
Putney SW15**

OIEO £800,000
Share of Freehold



Kenilworth Court Putney SW15

Set within the highly sought-after riverside development of Kenilworth Court, this beautifully presented top-floor apartment offers elegant living in a prime Putney location. Boasting spectacular views of the River Thames and communal gardens, the property combines modern comfort with timeless charm.

The spacious layout includes three well-proportioned bedrooms, a stylish bathroom, and a bright kitchen/dining room. At the heart of the home is a magnificent and refined sitting room,

perfect for entertaining or simply relaxing while enjoying the tranquil outlook.

Ideally positioned just off Lower Richmond Road, the apartment is less than 200 metres from Putney High Street, placing a vibrant mix of shops, cafés, bars, and restaurants just moments away. Excellent transport links are also close at hand, with Putney Bridge Underground Station and Putney Railway Station (offering direct access to London Waterloo and beyond) both approximately 0.4 miles from the property.

KEY FEATURES

3 bedroom apartment

Spacious layout

Ample storage

Bright kitchen / dining room

Stylish bathroom

Direct river views

Communal garden

**Conveniently located close to Shops,
Restaurants and public transport**





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:** London Borough of Wandsworth
- Internal area:** 1,004 sq. ft. / 93.28 sq. m.
- Garden area:** Communal Garden
- No. of bedrooms:** 3
- Council tax:** Band E
- Lease length:** 189 years from 25 March 1993
- Service charges:** "4,100 per year approx.

KENILWORTH COURT, PUTNEY SW15



Fourth Floor

Approx. Gross Internal Floor Area 1004 sq. ft / 93.28 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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