

# HOTHAM HALL

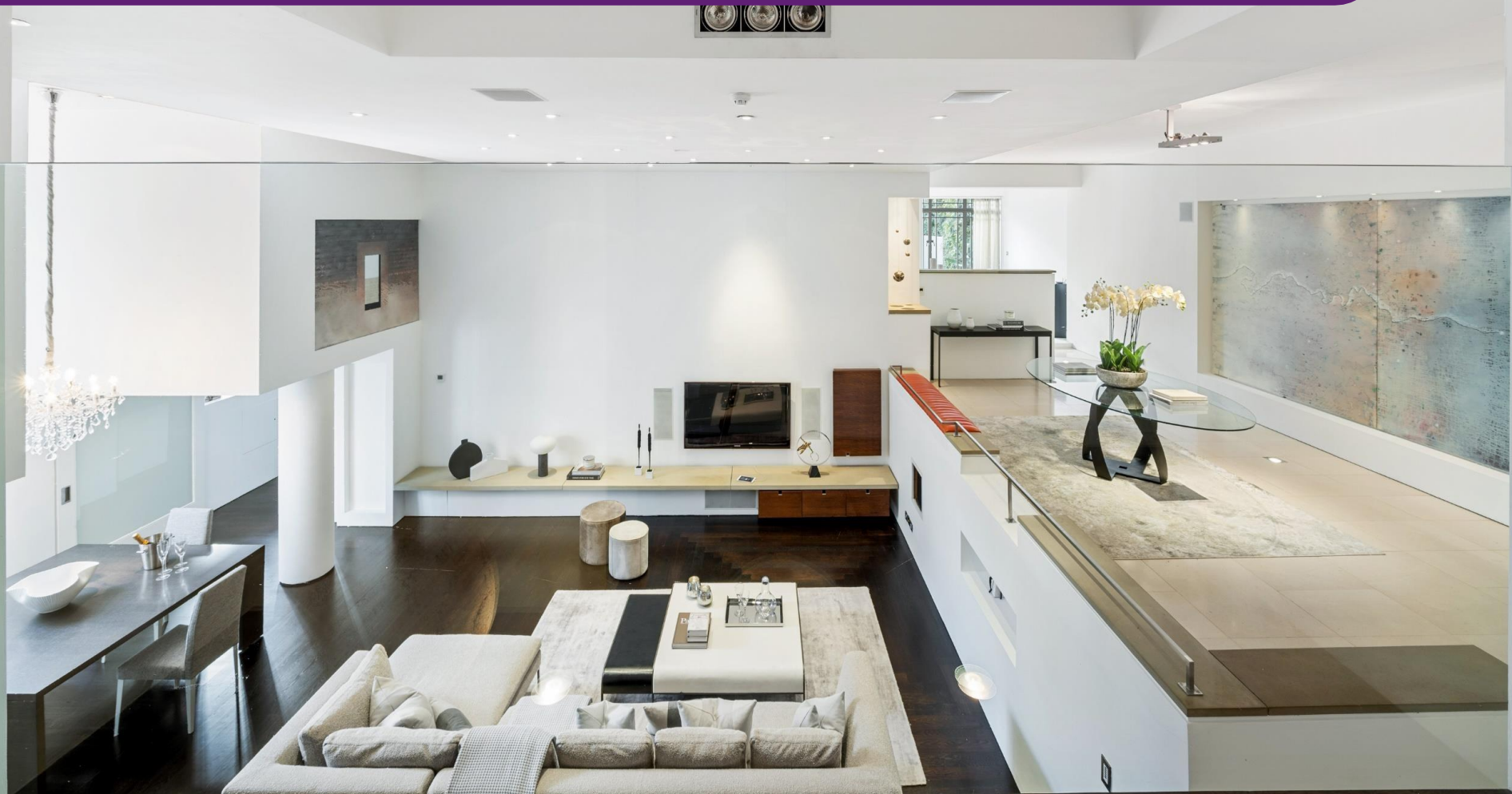
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PUTNEY SW15

CHESTERTONS

# Hotham Hall, Hotham Road, Putney, SW15 1QA

This highly spacious property designed by murphy davé architects occupies over 3000 square feet on the ground floor of this historic building and is encircled by its large, south-facing garden. It comes with its own designated parking space.





The impressive scale hits you as soon as you enter the apartment via the wide entrance hall. Standing on the galleried limestone landing area, formerly used as a stunning dining space, you overlook the central main reception room. This is a true showstopper, with a ceiling height of nearly 4.5m and a Scandinavian oak laid floor area of over 550 sq. ft. this spectacular room is well-suited for both daily living and large-scale entertaining.

To your left, behind a custom sliding door, lies a bespoke home office that can be open to the central space or closed off for privacy. Adjacent is a further separate room which was formerly used by the owner as a gym.

At the far end of the main space is an informal dining or seating space, set beneath double-height glazed door which opens externally to cedar decking and steps up to the walled garden. The modern Bulthaup-designed kitchen, complete with high-end appliances by Miele & Neff is situated on the other side of the main reception area. The kitchen is complemented to the rear by a utility room with additional storage and appliances including a wine fridge.

## Specifications

- A stunning apartment set within the desirable Hotham Hall.
- In excess of 3,000 sf
- Lateral and flexible accommodation
- Bulthaup Kitchen
- Principle bedroom suite with dressing room and en-suite bathroom
- 2 further double bedrooms
- Beautifully landscaped South facing garden (70'x51')
- Independent thermostatic control underfloor heating throughout
- Fully integrated entertainment systems throughout
- Off street parking
- Quiet residential area



The upper gallery, featuring Italian limestone floors and extensive wall space for showcasing artwork, leads into the second reception area. The room boasts floor-to-ceiling Critall-style French windows, which open onto the large, beautiful, landscaped garden. This normally bright and airy room also has a secondary use when the hidden security roller blinds are lowered and it becomes a home cinema with projector, Dolby 5.1 Surround Sound, and a large, 3-meter ambient light-rejecting painted projector wall.

In the south wing, the split-level principal bedroom suite is accessed from the gallery via a raised walkway incorporating a dressing room with bespoke built-in wardrobes running the entire length. The bedroom itself is cantilevered over a shallow, architecturally designed reflecting pool, offering a serene and peaceful setting. Reached by descending a short series of steps, this sanctuary feels like it could be in any Four Seasons hotel. With a radiant heated leather tiled floor and air-conditioning, this beautiful bedroom is encased in floor-to-ceiling glass which, surrounded by the wrap-around 1800 sq ft private garden, seems to invite nature inside. The large principal en-suite features Crema limestone slab and built-in oiled walnut custom cabinetry, along with a spacious walk-in shower and a bathtub, all with Vola fixtures.

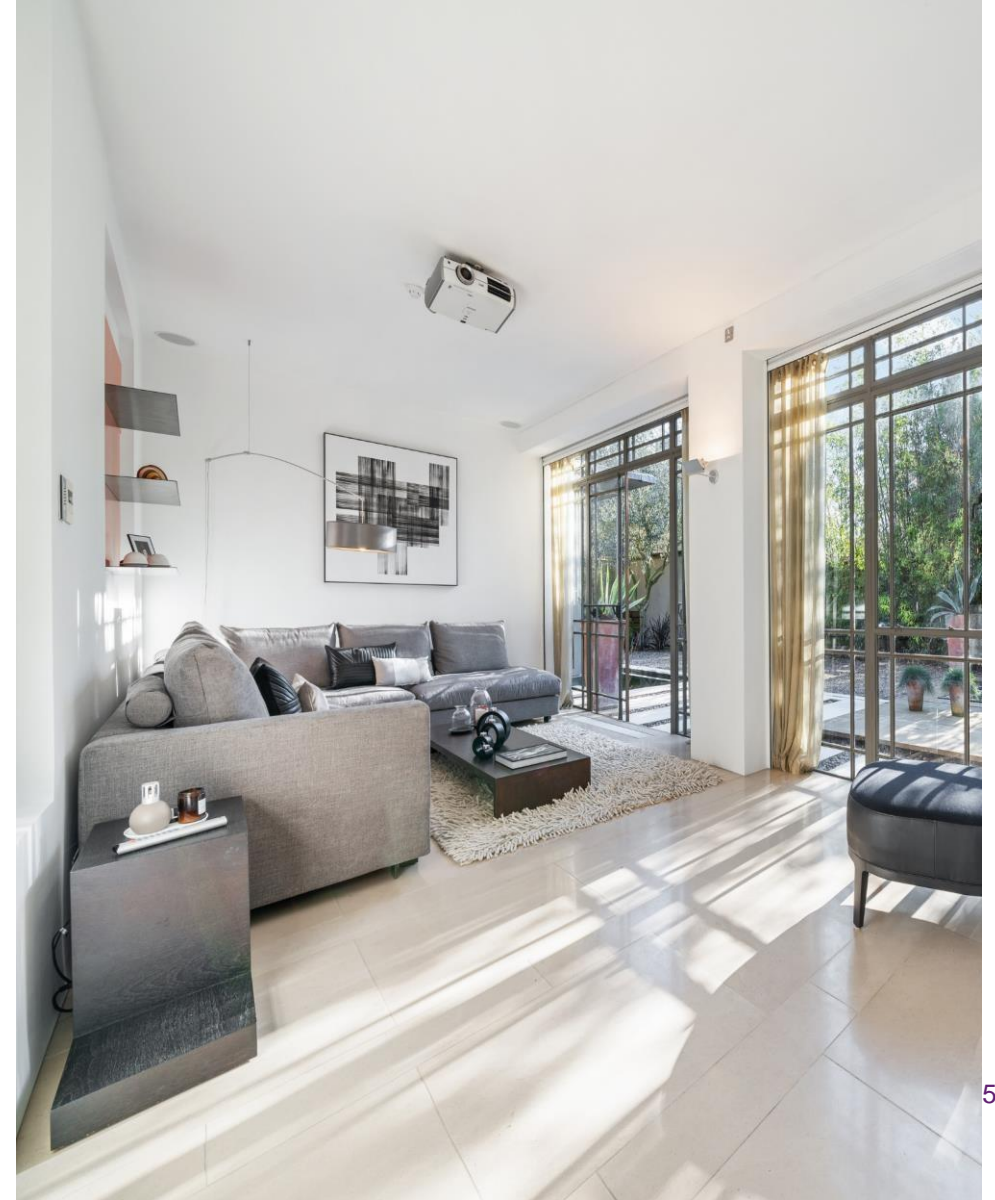


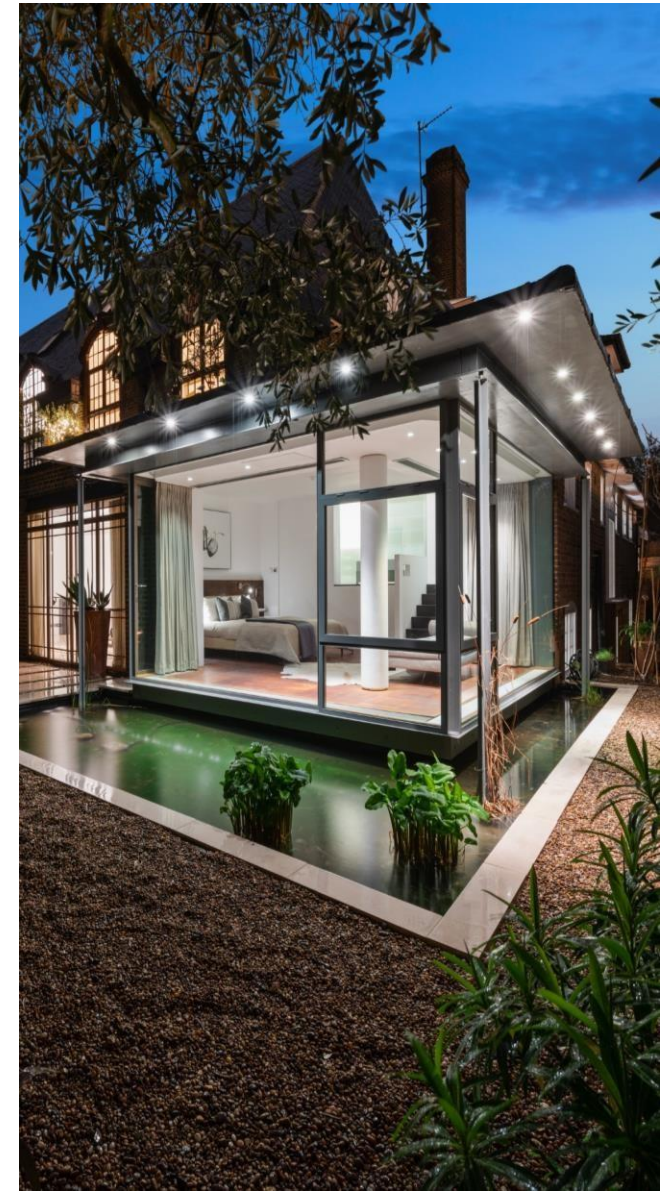




The north wing features two additional double bedrooms, one with a garden view, accessed via an additional raised gallery overlooking the main reception room where further storage is provided. The larger of the two bedrooms benefits from a fitted dressing table. Between the two rooms is a further bathroom in Crema limestone with a walk-in shower and Vola fittings.

The property is equipped with underfloor radiant heating throughout, Lutron lighting, and a 7-zone multi-room Crestron home automation system with built-in speakers all of which can be controlled by iPad and iPhone. The south-facing garden, accessible from the main and secondary reception rooms as well as the principal bedroom, wraps around the property and has been designed with incredible attention to detail and low maintenance in mind. Featuring Japanese-style gravel sections, Italian limestone, a custom solid teak swing and a linear water feature that runs into the reflecting pool, this peaceful walled garden is bordered with beds offering mature shrubs and trees, including Olives, Mediterranean palms, and an area shaded by Sumac for the warmer months.





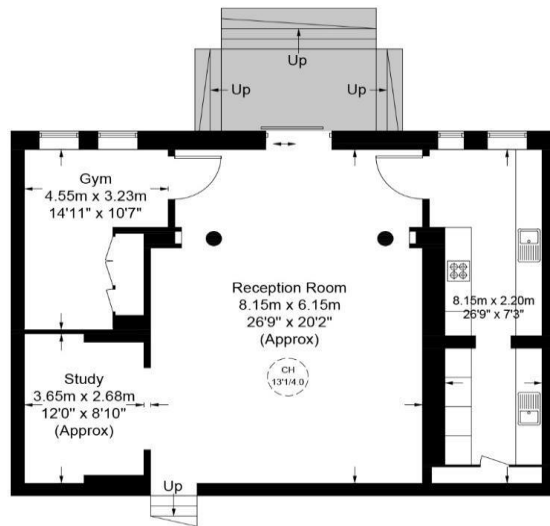


Asking price: £2,500,000 | Tenure: Share of Freehold | Service charge: £6,782 p.a. | Ground rent: Peppercorn |  
 Local authority: Wandsworth | Council tax band: H | EPC: C

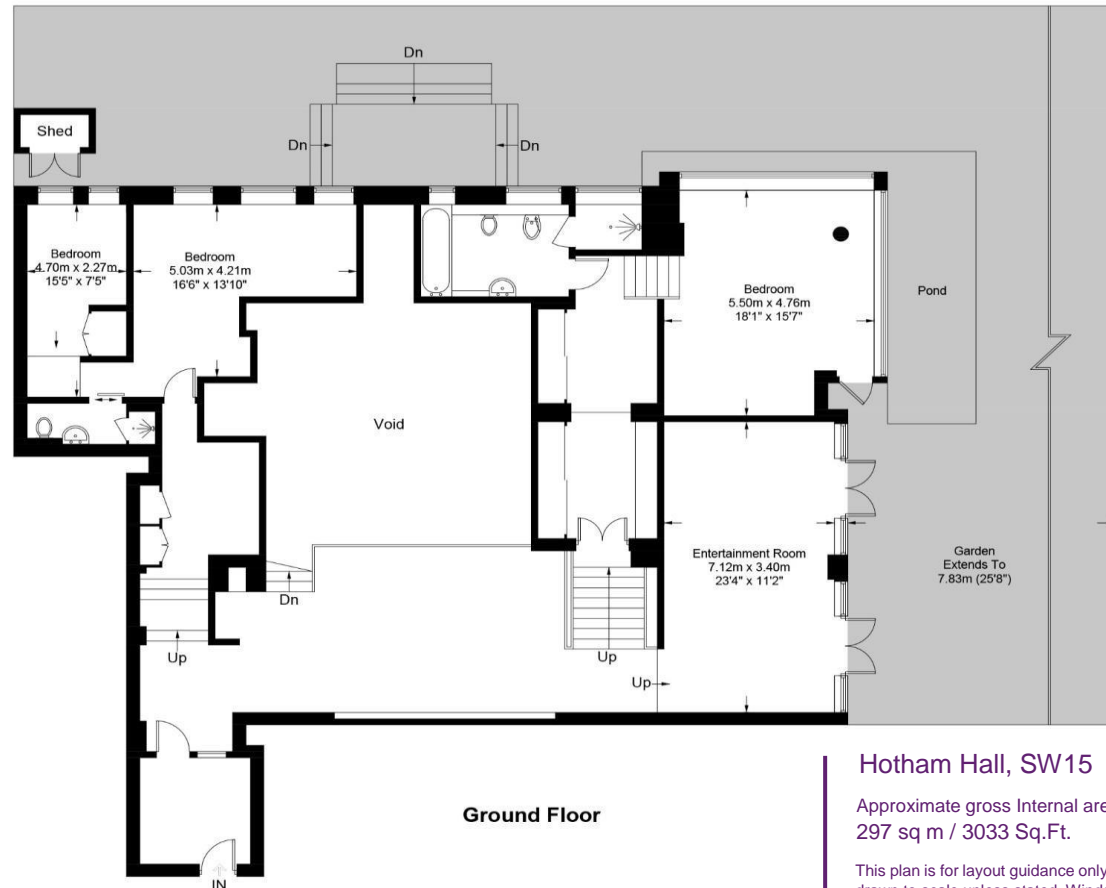


### Hotham Hall, SW15

Approximate Gross Internal Area = 3003 sq ft / 279 sq m  
 (Excluding Void / Shed)



**Lower Ground Floor**



**Ground Floor**

### Hotham Hall, SW15

Approximate gross Internal area  
 297 sq m / 3033 Sq.Ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

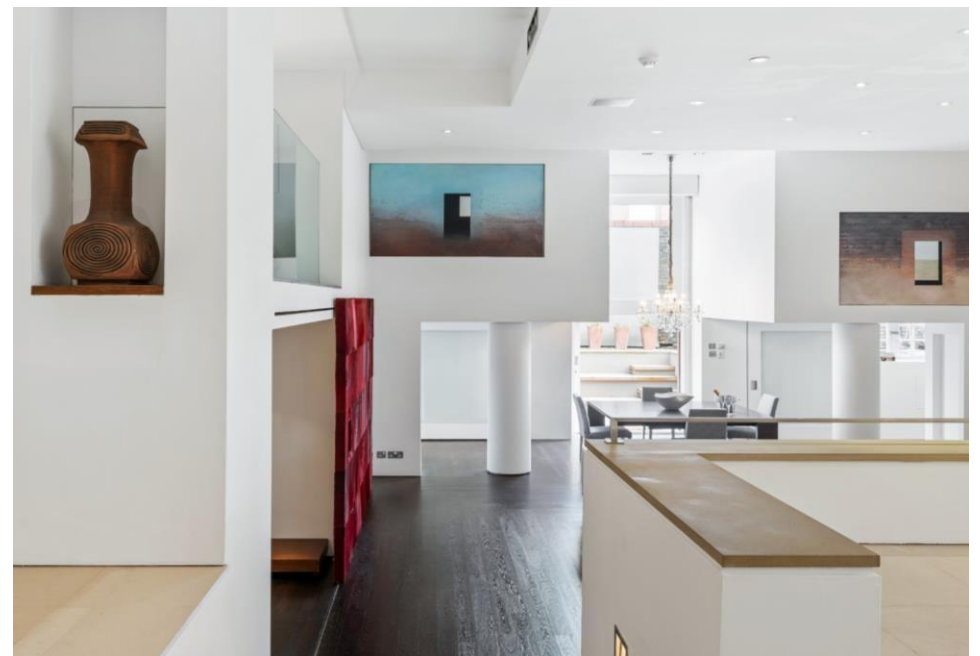
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# Location

Built in 1913 as a community hall, Hotham Hall later became a venue for concerts and political meetings, hosting the Rolling Stones and The Who, and former Prime Ministers, including Sir Winston Churchill.

Hotham Hall is situated on a quiet residential street, moments from the centre of Putney, with easy access to the river Thames and all its amenities. A huge variety of wide-open spaces, such as Barnes Common, the Wetlands Nature Reserve and Wimbledon Common are all within easy reach. There are a number of great restaurants pubs, bars, and cafes in the area.

Transport links serving the immediate area are plentiful, including East Putney underground station and Putney mainline station which goes to London Waterloo in under twenty minutes. The River Bus can be found less than half a mile away. This provides a rather civilised journey to the West End and beyond to Canary Wharf. Finally, there are also a number of good bus routes and easy access to the A3.



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