



Highlands Heath, SW15

CAPTURE DATE 28/09/2020 LASER SCAN POINTS 30,897,820

GROSS INTERNAL AREA

90.59 sqm / 975.10 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 90.59 sqm / 975.10 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 84.29 sqm / 907.29 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft
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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 92.21 sqm / 992.54 sqft
IPMS 3C RESIDENTIAL 87.40 sqm / 940.77 sqft
spec id: 5f686d2e7822390db70224a9

Lease Length: 998 Years Remaining Service Charge Circa £4,746.16PA Ground Rent: Peppercorn



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.

Rutland House, Highlands Heath, Putney, SW15

A superbly appointed, (975 Sq Ft) exceptionally bright and spacious top floor apartment in a handsome 1930's mansion block development situated in the idyllic Putney Village. The property enjoys wonderful far reaching views and an extremely peaceful aspect. Highlands Heath residents have use of the tennis and squash courts and the development provides easy access to Central Putney with all its amenities and transport links, as well as having direct access to the green, open spaces of Putney Heath.



- SHARE OF FREEHOLD
- ART DECO 1930'S MANSION BLOCK APARTMENT
- WIDE ENTRANCE HALLWAY
- LARGE RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- BATHROOM
- THIRD BEDROOM OR DINING ROOM
- GUEST W.C.
- WELL MAINTAINED COMMUNAL GARDENS AND GROUNDS
- OFF STREET PARKING
- DOUBLE GLAZED CRITTALL WINDOWS
- OAK PARQUET FLOORING
- LIFT
- EPC RATING C
- IDYLIC LOCATION

GUIDE PRICE

£670,000

Leasehold - share of freehold
Sole Agency

