



POINT PLEASANT, LONDON, SW18

Carter Jonas

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A distinctive three-bedroom penthouse, arranged over the upper floors of an exclusive gated riverside development. The property comprises of two generously proportioned double bedrooms, each with en-suite bathrooms, alongside a third bedroom and separate guest bathroom. A private balcony, kitchen garden and an impressive roof terrace provide exceptional outdoor living and entertaining space.

The property is situated on the borders of Wandsworth Town and Putney, moments from Wandsworth Park. Excellent transport links are close by, including East Putney Underground station (District Line) approximately a 10-minute walk, and Putney mainline station (Waterloo) around 17 minutes' walk. The Thames Clipper River service is right on your doorstep. Putney High Street offers a wide range of shops, cafes and local amenities.

KEY FEATURES

- Three bedrooms, two en-suite, plus a separate bathroom
- Spectacular roof terrace and kitchen garden
- Panoramic river views
- Exclusive gated development with concierge/porter
- Access to residents' gym and swimming pool
- Two secure underground parking spaces
- 2,139 square feet
- Prime riverside location
- Service Charge: £13,615 pa (includes a reserve fund for the development)
- Ground Rent: £300 pa
- Parking space Service Charge: £1,343 pa
- Parking space Ground Rent: £100 pa

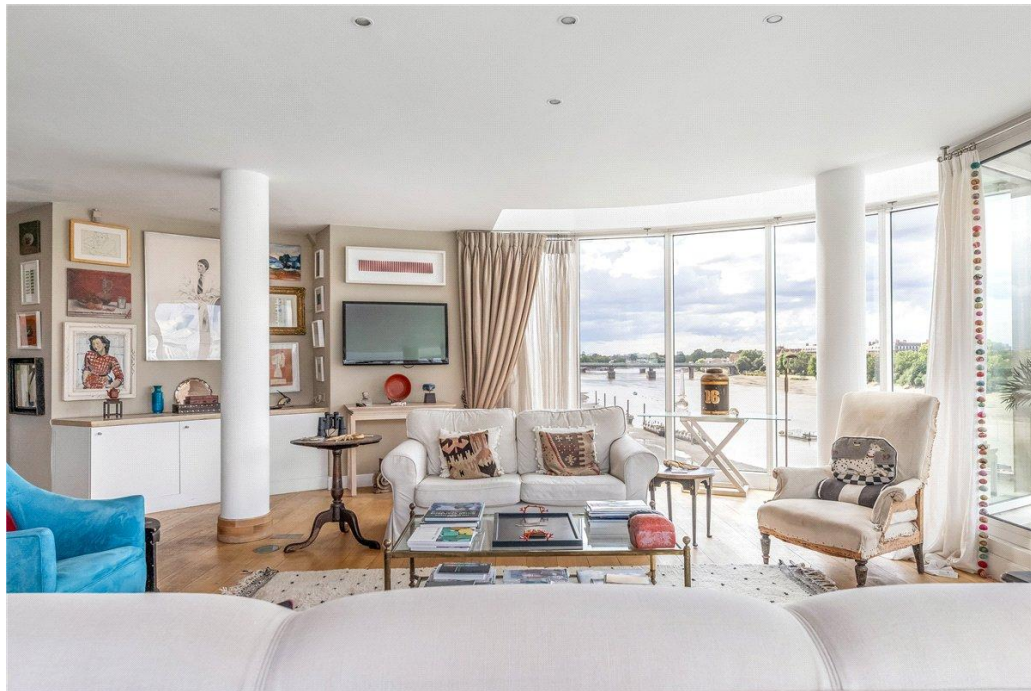
TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

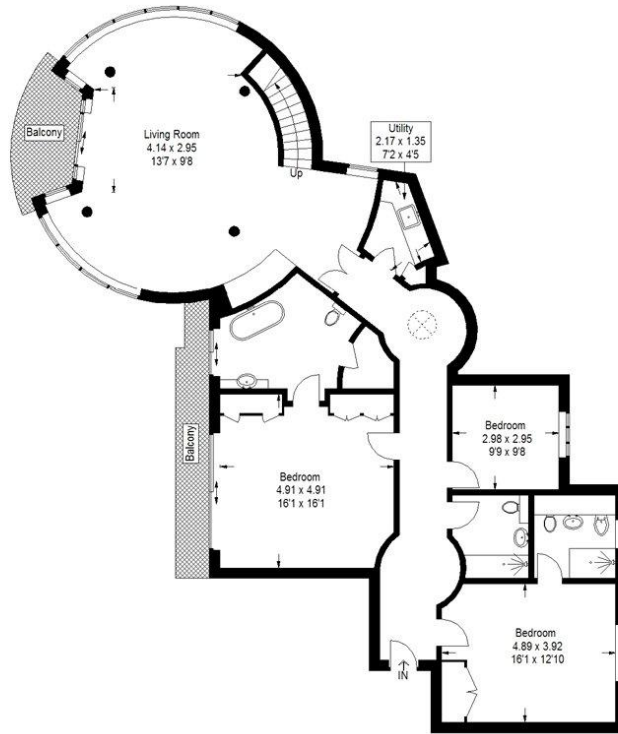
AN INCREDIBLE THREE-BEDROOM PENTHOUSE BOASTING OVER 2,100 SQ FT WITH IMPRESSIVE FAR-REACHING VIEWS OVERLOOKING THE RIVER THAMES.



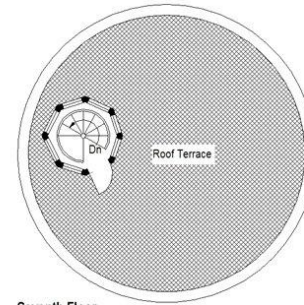


Prospect Quay, SW18

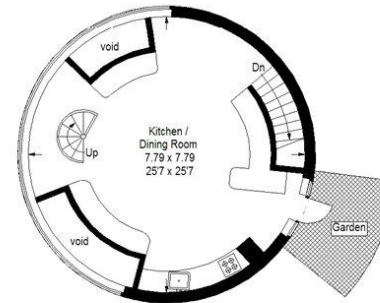
Approximate Gross Internal Area
198.8 sq m / 2139 sq ft



Fifth Floor



Seventh Floor



Sixth 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. (ID1310400)

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

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