



POINT PLEASANT, LONDON, SW18

Carter Jonas



# POINT PLEASANT, LONDON, SW18

A stunning split level apartment, with two bedrooms, three terraces, secure underground parking, situated close to the Thames in Putney's Riverside Quarter.

On the third floor of the development, the apartment has a bright and spacious open plan kitchen reception room which opens onto a wide terrace perfect for entertaining in the summer months. The kitchen provides integrated appliances, a tiled floor, and marble-effect counter tops. A generous double bedroom with an en suite bathroom and private balcony can also be found on this level.

Upstairs, the principal bedroom with its ensuite bathroom and spacious walk-in wardrobe, has doors leading onto the third private balcony.

N.B. Please note we have employed CGI on some images of the reception room and bedroom to enhance the appearance. Furniture and decor is not accurate to the property.

Point Pleasant is a secure development with private underground parking. It provides excellent transport links, with a direct bus route to central London nearby, as well as Wandsworth Town Overground Station and East Putney Underground Station both just 0.7 miles away. Putney High Street and Wandsworth Town are within walking distance, and both offer excellent boutique shops and bars.

## AMENITIES

- Modern split-level apartment
- Secure development
- Two double bedrooms w/ en suite bathrooms
- Three private balconies
- Semi open plan kitchen reception room
- Walk in wardrobe
- Close to Wandsworth Town Overground & East Putney Underground

**TENURE** Leasehold

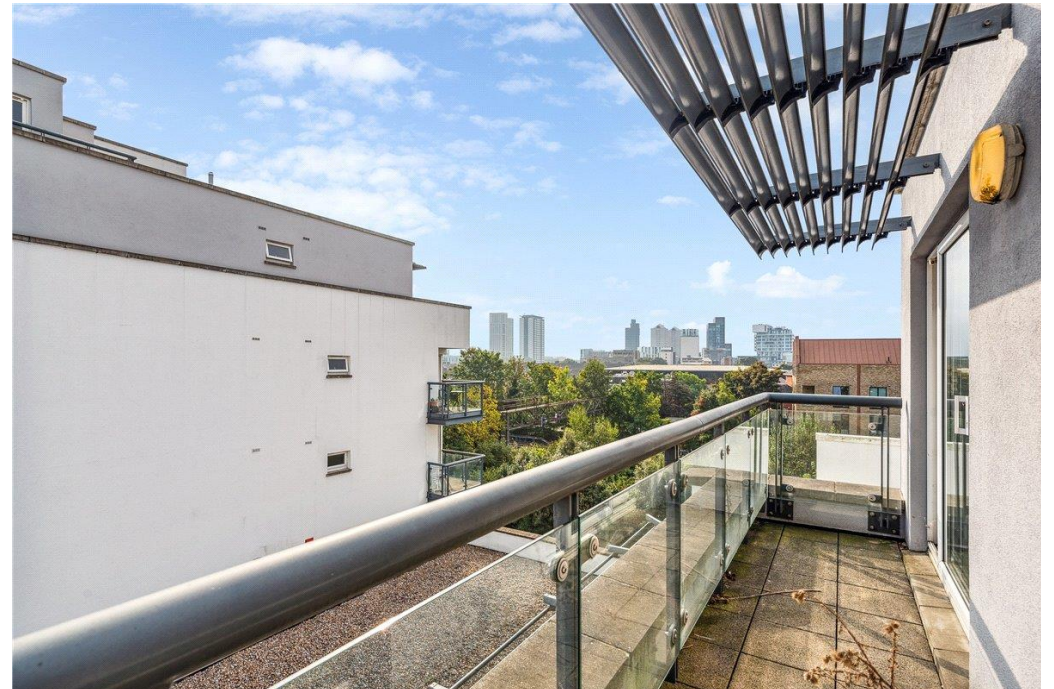
**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C



Classification LZ - Business Data





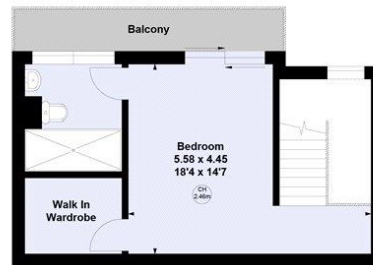
Classification L2 - Business Data



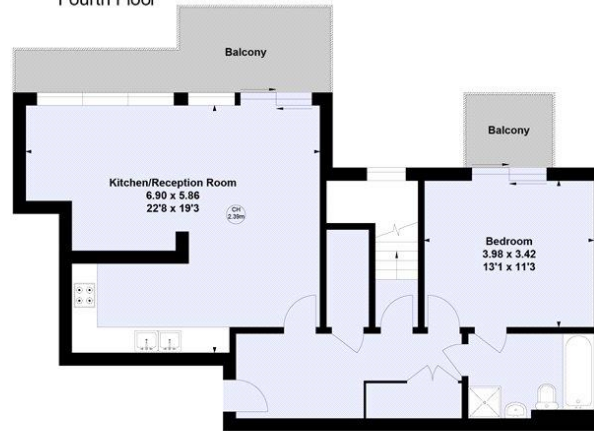
## Point Pleasant, SW18

Approximate Floor Area = 110.40 sq m / 1188 sq ft

 = Reduced head height below 1.5m

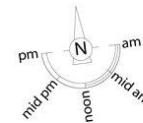


Fourth Floor



Third Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business data