

RIVERHOMES

**Kenilworth Court
Putney SW15**

**£2,750 per month
Furnished**



Kenilworth Court Putney SW15

Set within one of Putney's most distinguished Edwardian mansion blocks, this spacious two bedroom apartment in Kenilworth Court sits a stone's throw from the River Thames. The estate reflects a shift towards refined urban living, with handsome brickwork, generous internal volumes and peaceful gardens. Its riverside position and long-standing reputation have made it one of Putney's most admired enclaves, once home to several blue plaque residents and creatives drawn to the calm of this stretch of the Thames.

Inside, the apartment unfolds across rooms with high ceilings, large sash windows, and oak parquet flooring through the living and bedroom areas. The sunny reception room looks over the communal gardens, bringing in soft light from morning to late afternoon through the bay window. The plan includes two double bedrooms with bespoke fitted wardrobes, a further reception

room which can be used as a study or formal dining room, and a large kitchen with space to dine. A family shower room and separate toilet sit off the hall.

Life at Kenilworth Court centres on its proximity to the river. The towpath is moments away, lined with boathouses and rowing clubs, making this a dream setting for those drawn to early morning outings on the water. Local cafés cluster along Lower Richmond Road, including The Club House for coffee and weekend breakfasts before a walk through Leaders Gardens or along to Wandsworth Park.

Putney Station for National Rail and Putney Bridge for the District Line are close at hand, and the Thames Clipper leaves from Putney Pier directly opposite, offering a quiet route into Westminster and the City.

KEY FEATURES

2 well-proportioned bedrooms

1 bathroom

1 study room

High ceilings

Ample storage space

Characterful development

Porter and estate office onsite

Communal garden

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





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

| | |
|------------------|------------------------------|
| Local authority: | London Borough of Wandsworth |
| Internal area: | 1,063 sq. ft. / 98.77 sq. m. |
| Garden area: | Communal garden |
| No. of bedrooms: | 2 |
| Council tax: | Band E |

KENILWORTH COURT, PUTNEY SW15



Ground Floor

Approx. Gross Internal Floor Area 1063 sq. ft / 98.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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