

RIVERHOMES

**Kenilworth Court
Putney SW15**

**£2,950 per month
Unfurnished**



Kenilworth Court Putney SW15

An immaculately presented two-bedroom, two-bathroom apartment positioned within the elegant Edwardian enclave of Kenilworth Court, moments from the River Thames in Putney.

Newly refurbished throughout, at the heart of this apartment lies a generous double reception room, where high ceilings and feature windows allow light to pour across rich walnut flooring. The layout flows effortlessly, ideal for both quiet evenings and entertaining.

The master bedroom benefits from bespoke fitted wardrobes and an ensuite bathroom. There is a further double bedroom, kitchen and family bathroom. Both bathrooms are finished to a premium standard with natural limestone

tiles and hardwood vanity units. Further benefits include secure bike store and pretty communal gardens.

Kenilworth Court is a very well maintained, period mansion block situated just off the Lower Richmond Road, lying beside the river and immediate to Putney High Street. The development is located close to Putney Station (National Rail) and Putney Bridge (District Line) stations, and numerous bus connections. The Thames Clipper River boat service to Westminster and the City leaves directly from Putney pier directly opposite the apartment. The pretty green spaces of Leaders Gardens and Wandsworth Park are a short stroll along the river.

KEY FEATURES

2 double bedrooms

Ensuite bathroom

Separate family shower room

Newly refurbished throughout

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 | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

| | |
|-------------------------|------------------------------|
| Local authority: | London Borough of Wandsworth |
| Internal area: | 865 sq. ft. / 79.5 sq. m. |
| Garden area: | Communal garden |
| No. of bedrooms: | 2 |
| Council tax: | Band E |

Kenilworth Court



Ground Floor

Approximate Gross Internal Area = 79.5 sq.m / 856 sq.ft

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.