ROBERT HOLMES
& COMPANY

# Flat 49 Castle Court, 1 Brewhouse Lane

## Putney, London, SW15 2JJ



A beautifully presented, contemporary 3 bedroom, 3 bathroom duplex penthouse apartment set on the 4th and 5th floors of this modern development with lovely open views over London situated within the sought after Castle Court in Brewhouse Lane close to the river

## £2,000,000

Leasehold

- Hallway
- Fabulous open plan reception room/ dining/room kitchen with large wrap around south facing terrace
- Main bedroom suite with dressing area, en-suite bathroom and balcony
- 2 further double bedrooms
- 2 further bath/shower rooms (1 en-suite)
- Cloakroom and Utility room
- Secure underground parking
- Access to resident's gym
- 24 hour concierge service

35 High Street, Wimbledon Village, London SW19 5BY
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Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

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This exceptional duplex penthouse apartment opens into a generous entrance hall on the 4th floor with spiral staircase to the stunning open plan reception/dining room/kitchen on the 5th floor. This impressive space is flooded with light from the expansive floor to ceiling windows with far reaching views over the substantial, south facing wrap around terrace which also provides a perfect setting for outdoor dining and relaxation. The sleek and smartly appointed kitchen has a good range of units with integrated appliances. There are 3 well-proportioned double bedrooms, all finished to a high standard, including the principal bedroom suite which a balcony, a dressing area with bespoke cupboards and a luxurious en-suite bathroom, a guest bedroom with a balcony and en-suite bathroom and a further double bedroom with en-suite shower room. A guest cloakroom and utility room completes this floor. The apartment benefits from secure underground parking, access to a resident's gym and a 24 hour concierge service.

It is ideally located just moments from Putney High Street with its array of shops, restaurants and cafes and is conveniently located for Putney mainline (0.6 miles) and underground stations and the A3 for routes into central London and out to Surrey, within a short drive of Wimbledon and Putney Commons and Wimbledon Village.

**Long Leasehold 999 years from 25 December 2001. Service charge: 1 July 2026-31 December 2026 £10,231.12; Local Authority: Wandsworth Council tax band H;ER/C**



**VIEWINGS:** By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

**N.B.** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.

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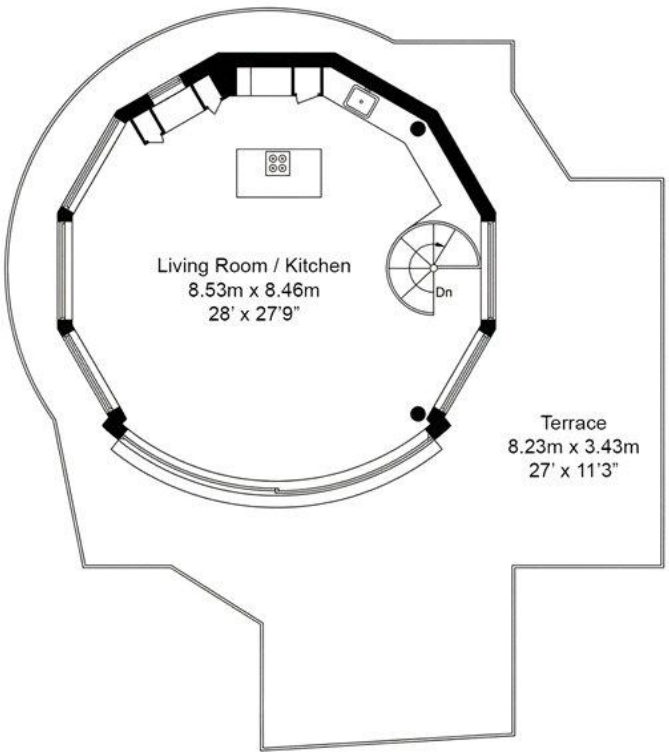




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**Brewhouse Lane**
**Castle Court**
**SW15**

**Floor 5**



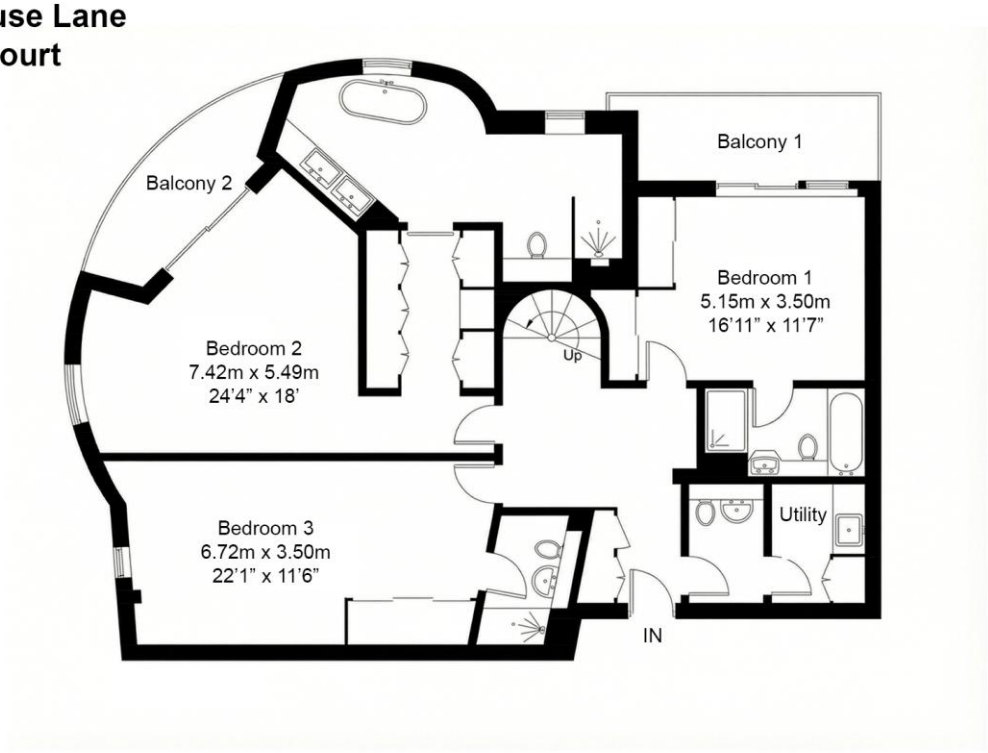

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE TREATED AS GENERAL GUIDANCE.

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**Brewhouse Lane**
**Castle Court**
**SW15**

**Floor 4**




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