



**JAMES  
ANDERSON**



## FOR SALE

**£1,200,000**

**Embankment, Putney, SW15**

**Guide Price**

Offering direct river views this extremely rare, luxury mansion apartment with high ceilings, period features, and a working fireplace provides ample living space, a high spec finish and is positioned in one of the most desirable locations in Putney.

Modernised throughout by the existing owners this impeccable apartment receives plenty of natural light while offering ample space to entertain.

As you step through the front door you are greeted by a spacious hallway leading to the high specification fitted kitchen/breakfast area.

To the right, the lounge is an exceptional size while offering direct river views and provides the perfect setting to entertain in style.

Along the corridor bedroom three is currently used as a home office while bedroom two is neatly decorated with built in wardrobes and a feature fireplace.



Three Double Bedrooms



Two Bathroom Suites



Spacious Lounge Overlooking The River



Stylish Kitchen / Breakfast Room



EPC Rating -



Moments From A Variety Of Transport Links



Within Catchment For Highly Regarded Schools



Prime West Putney Location



Refurbished & Lovingly Cared For By The Existing Owners



High Regarded Small Development & Rare To The Market



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

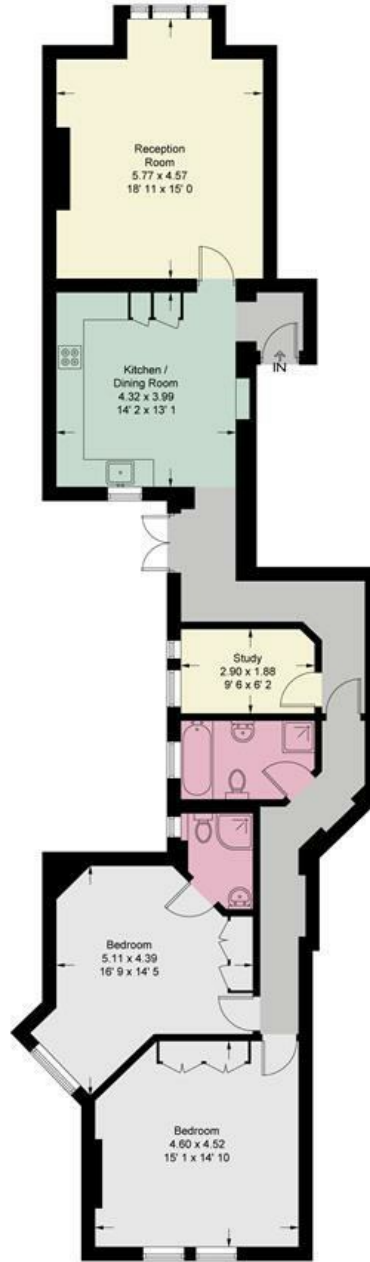
020 8788 6611

# Ruvigny Mansions

Approximate Gross Internal Area = 1238 sq ft / 115 sq m



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Second Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

