



## Carmalt Gardens, Putney, SW15

£8,950 per month *Furnished, Part Furnished, Unfurnished*

A rare opportunity to acquire this beautifully finished five double bedroom home located in one of West Putney's most desirable residential streets. Fully refurbished to an exceptional standard by the current owner, the house boasts a stunning bespoke kitchen/breakfast room with high-spec appliances and custom cabinetry, opening onto a landscaped 36ft. rear garden.



### KEY FEATURES

- 2,896 sq ft
- Bespoke kitchen & cabinetry
- Air conditioning to the top floor
- Outdoor kitchen with barbecue
- Self-contained studio/office
- Bike store



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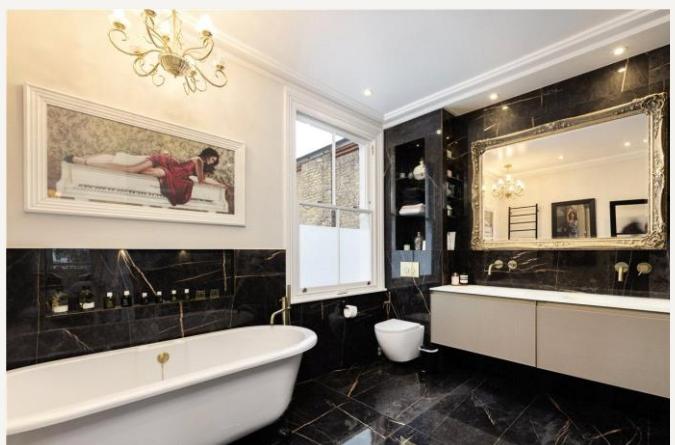
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Additional living space includes a formal reception room with elegant, bespoke cabinetry and a separate family room. To the rear of the garden is a self-contained office space with private access to Howards Lane. The upper floors offer five generous double bedrooms, including a luxurious principal suite with a designer en-suite bathroom. There are also two further bathrooms and a luxury shower room, all stylishly finished with premium fixtures. The top floor is serviced by air conditioning throughout. Carmalt Gardens is a quiet and highly sought-after street in West Putney, just moments from Putney High Street, Putney Mainline Station (National Rail), and East Putney Underground Station (District Line), offering fast access to the West End and City. Green spaces such as Putney Heath, Putney Common, Barnes Common, and Richmond Park are nearby, as are several outstanding local and independent schools. Motorists are well-connected via the nearby.





## MATERIAL INFO

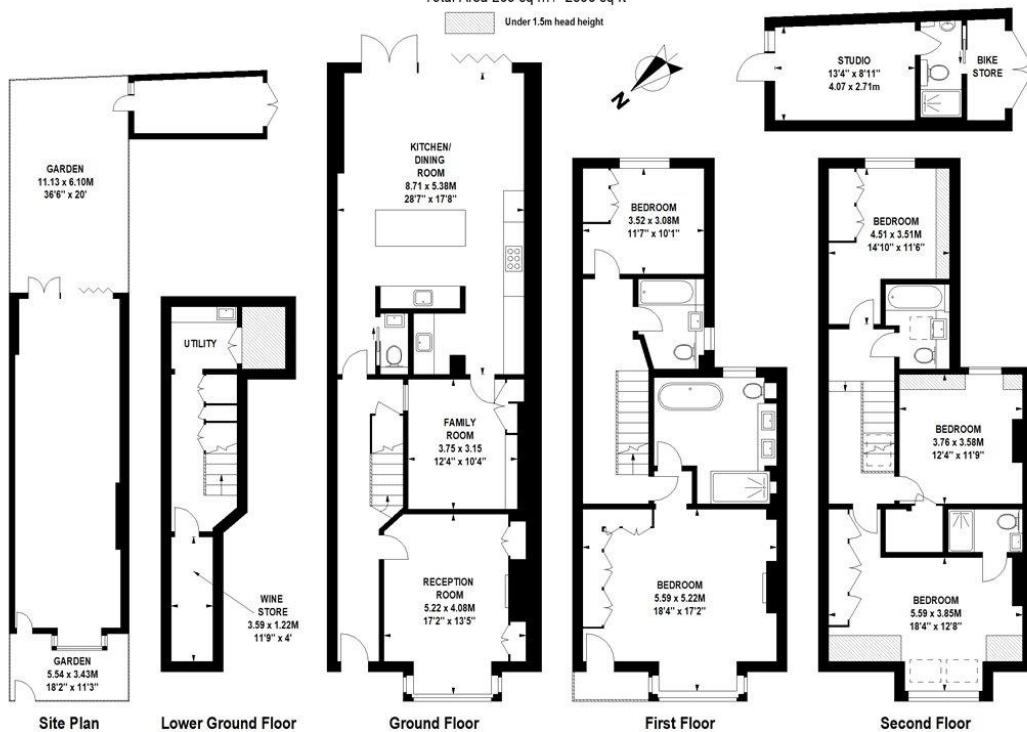
**Deposit:** 6 weeks' rent

**Holding Deposit:** 1 week's rent

**Council Tax Band:** Wandsworth G

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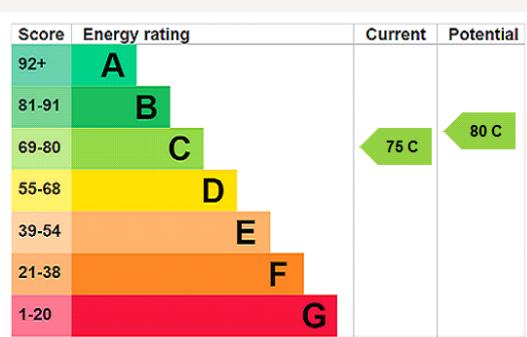
Approximate Gross Internal Area 250 sq.m / 2691 sq. ft  
Excluding Studio/Bike Store 19 sq m / 205 sq ft  
Total Area 269 sq m / 2896 sq ft



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Floor Plan produced by Mays Floorplans®  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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