



## Century House - Apartment

Century House is a small newly built mixed development comprising two stylish units; The Studio, a commercial unit to the ground floor with a stunning Apartment above. Located a minute's walk from Putney High Street, the property is extremely convenient for all the restaurants and bars, the shopping facilities and public transport system; both buses, the underground and Main Line railway links are all nearby.

### The Apartment

The apartment has its own independent front door with steps up to the first floor. Contemporary in design, it is light and spacious with an impressive vaulted ceiling in the living room. The two bedrooms are complimented by views onto the private roof terrace or balcony. Well designed with plenty of storage space, cupboards and wardrobes and no unsightly radiators; it benefits from under-floor heating with additional towel warmers in the bathrooms. The décor is in 'earthy' colours with designer touches such as 'polished plaster' sliding door; a combination of oak floors and tiled floors; a smart fully-fitted kitchen and modern bathrooms. Thoughtfully designed with entry-phone, alarmed for security, wired for audio and visual systems; this apartment feels spacious, secure and relaxing.

**Apartment - Gross Internal Area**  
approx 1,160 sq ft / 107.8 sq m

### Accommodation; Apartment

- 2 bedrooms
- 1 bathroom en-suite
- 1 shower room
- 21' Living room with vaulted ceiling
- Kitchen; modern fully fitted
- Private roof terrace
- Balcony

### Specification; Apartment

- Fully fitted kitchen with modern glossy lacquered units and:
  - Bosch oven
  - Bosch microwave
  - Bosch five ring gas hob
  - Bosch dishwasher
  - Bosch refrigerator / freezer
  - Bosch washer dryer
  - Elike hood extractor
  - Stainless steel sink
- Wired for multi room sound and vision control system
- Under-floor heating
- Security intruder alarm system
- Audio entry system
- Double glazed aluminium powder coated windows
- Wardrobes to bedrooms
- Oak or tiled flooring

Tenure: Leasehold  
Terms: 125 years  
Ground Rent: £300 per annum  
Service Charge: 50% of outgoings

**Price on Application**



**Century House**  
Ravenna Road  
Putney  
London SW15 6AW

## Century House - Studio

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### The Studio

The commercial unit on the ground floor has been designed with full flexibility in mind. Arranged as a large open-plan space, it could as easily be sub-divided. It is spacious with raised access flooring and suspended ceilings.

**Studio - Gross External Area**    **1,604 sq ft / 149.0 sq m**  
**Net Internal Area**                    **1,350 sq ft / 125.4 sq m**

### Specification; Studio

- Wired with Cat 5 throughout
- Wired for security intruder alarm system
- Dimplex wall mounted heaters
- Audio entry system
- Double glazed aluminium powder coated windows
- Flooring; raised access floor by Carrino Steel
- Suspended ceiling

Tenure:                    Lease  
Terms:                    To be agreed  
Service Charge:    50% of outgoings

**Price on Application**