



CHARTFIELD AVENUE
PUTNEY, SW15

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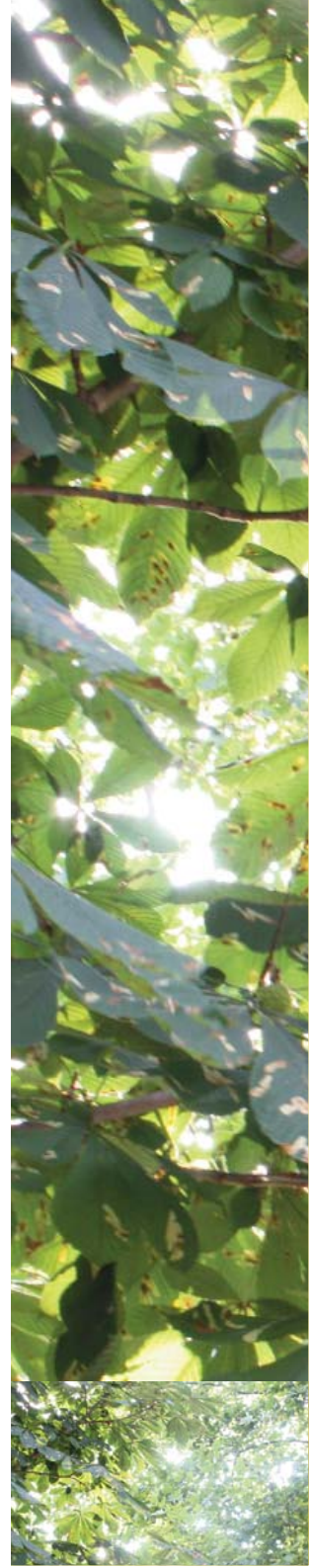
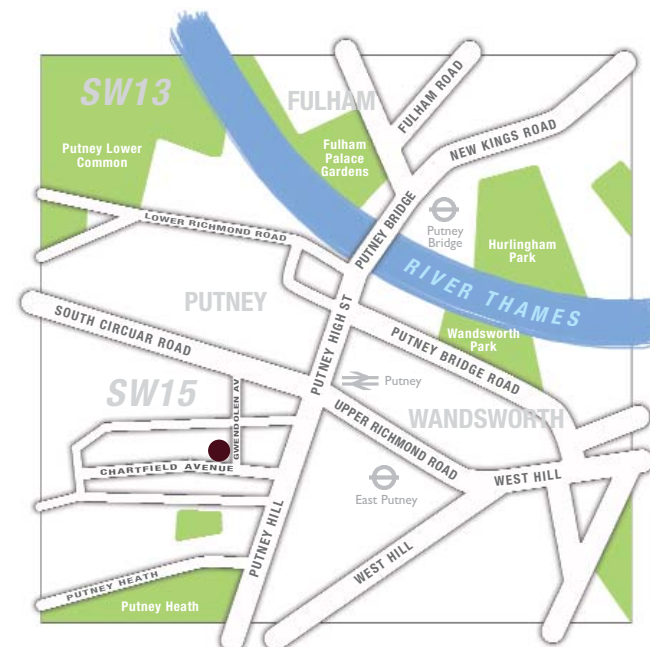
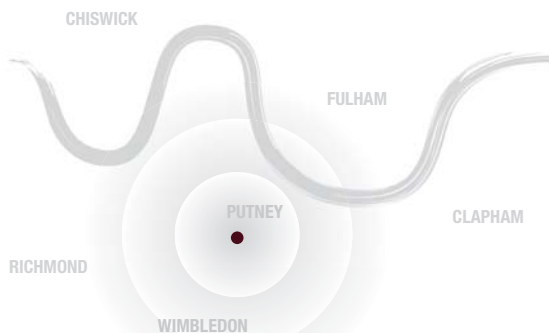


2 Luxury semi-detached family homes

in the heart of
Putney

Green and serene would be fair depiction of life in Putney. Surrounded by parks, commons and heaths, Putney is one of London's true urban oases; a proper town on the banks of the Thames with a bustling centre, peaceful neighbourhoods and a perfect distance from Central London that's close enough to feel part of the city and comfortable enough to leave the madness behind.

There's a real sense of community here, fuelled by the vast array of cultural and sporting facilities on offer in Putney and nearby Wimbledon. The area is also well known for its high concentration of good schools - it is home to some of England's leading state and independent education.





SHOPPING

Putney's high street has a busy and varied crop of shops, from big names to one-offs, mainstream and exclusive, backed up by 'The Exchange' shopping centre which, as well as it's 50 retailers, hosts a farmer's market every Friday & Saturday. Independent boutiques are scattered through Putney's various neighbourhoods and you'll soon discover you can shop locally for almost anything.

If that's not enough, nearby are the major shopping centres of Wimbledon & Wandsworth.

Up a notch still further are the neighbouring areas of Fulham & Barnes.



EATING AND DRINKING

Spoilt for choice is the term that springs to mind. Wherever you are in Putney you're never far from good food, whether it's an outdoor brasserie overlooking the Thames, a funky cappuccino bar in the high street or a cosy gastropub in a park. There's a seemingly endless list of cafes, restaurants, bars, diners, pizzerias, coffee-houses and take-aways. You will never go hungry or thirsty.



TIME OFF

Get an outdoor life in London. A number of sailing clubs (most notably The Hurlingham and Ranelagh) are dotted along Putney's embankment while one of the most extraordinary arrays of public open space in the capital (Putney Common, Putney Heath, Wandsworth Park, with tennis courts, cricket pitches, bowling greens and nature trails. Kew Gardens, Richmond Park and Twickenham Stadium are also close-by.

If you prefer to keep it all indoors, the thriving Putney Arts Theatre has two resident theatre troupes, there's plenty of live music and comedy around and there's also an Odeon cinema in the middle of the town. Again, Wimbledon & Wandsworth add yet more with their multiplexes, theatres and clubs.

GETTING AROUND



TUBE: East Putney is on the District Line serving such destinations as Wimbledon (8 mins), Victoria (18 mins), Paddington (20mins), Embankment (24 mins) and Blackfriars (28 mins).

RAIL: Putney station has trains to Barnes (3 mins), Clapham Junction (4 mins & connecting to Gatwick Airport & Brighton), Richmond (5 mins), Twickenham (9 mins), Waterloo (15 mins) and Kew Gardens (15 mins changing at Richmond).

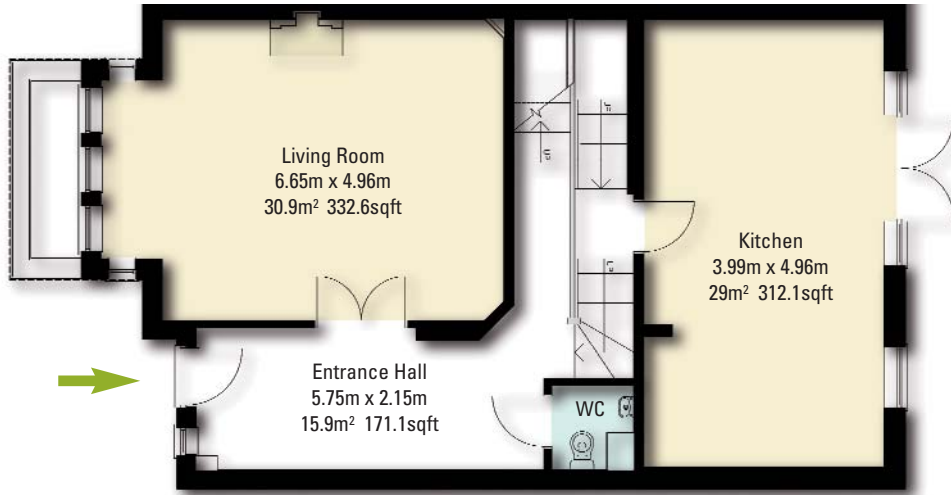
BUS: Routes 74, 14, 22, 265, 85, 93, 37, 430, 424, 39, 337, 220 connect Putney with most of West, South West and Central London.



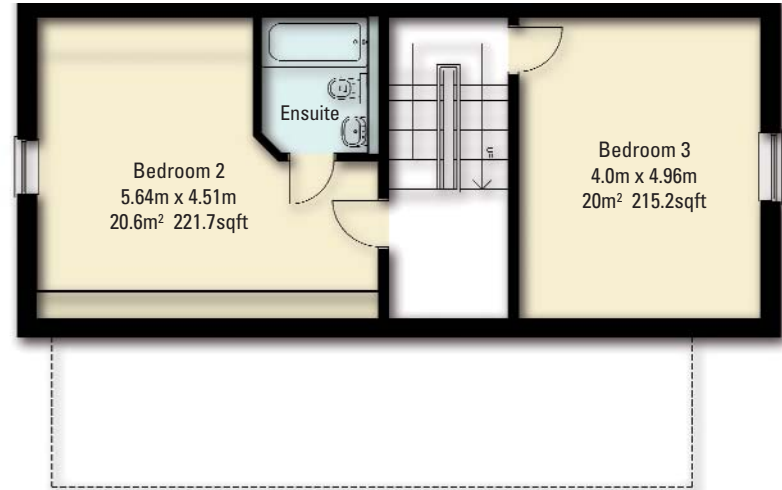
HOUSE

A

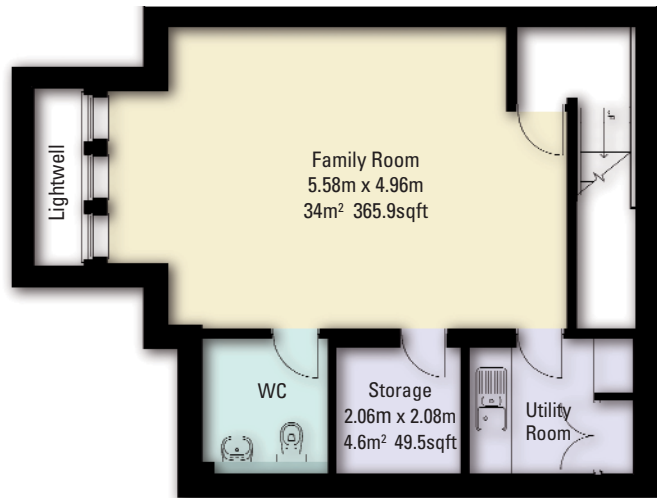
Total Internal Floor areas: 259.8m² / 2796.1sqft
 Lower Ground Floor: 51.5m² / 554.3sqft
 Ground Floor: 82.3m² / 885.8sqft
 First Floor: 73.6m² / 792.2sqft
 Second Floor: 52.37m² / 563.7sqft



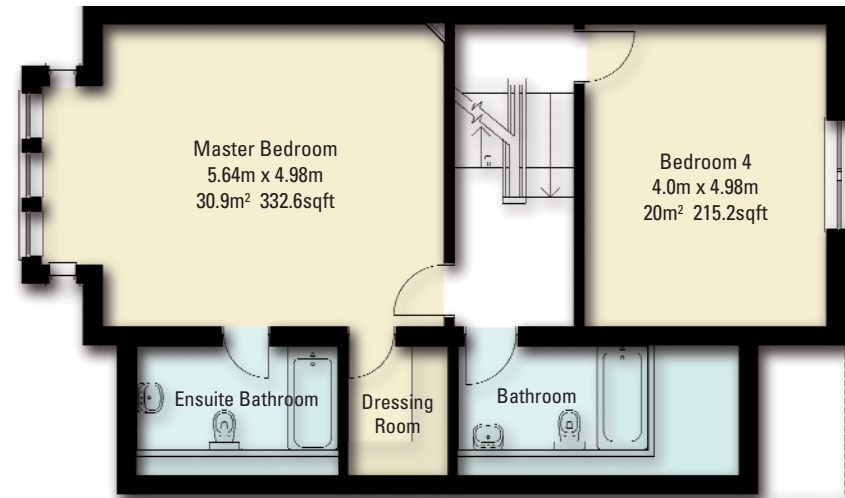
GROUND FLOOR



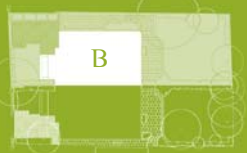
SECOND FLOOR



LOWER GROUND FLOOR

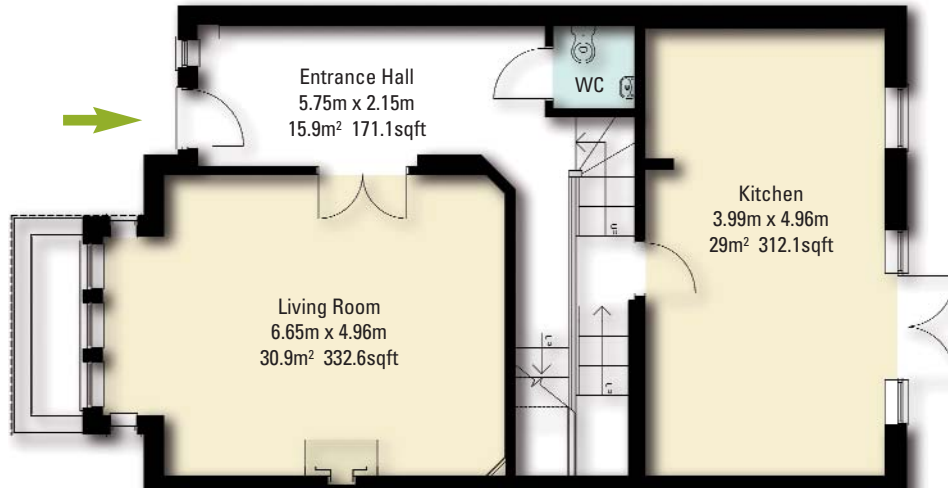


FIRST FLOOR

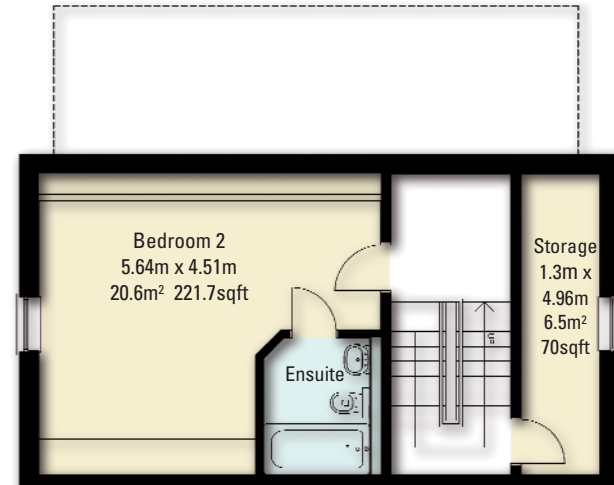


HOUSE B

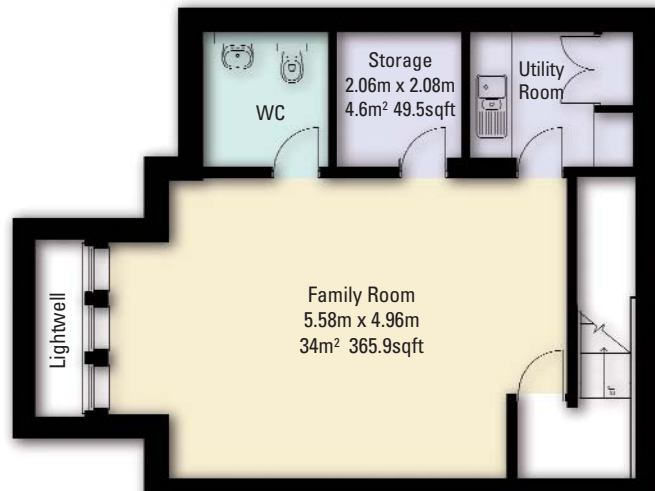
Total Internal Floor areas: 238.6m² / 2568.37sqft
 Lower Ground Floor: 51.5m² / 554.34sqft
 Ground Floor: 82.3m² / 885.86sqft
 First Floor: 65.8m² / 708.7sqft
 Second Floor: 39m² / 419.8sqft



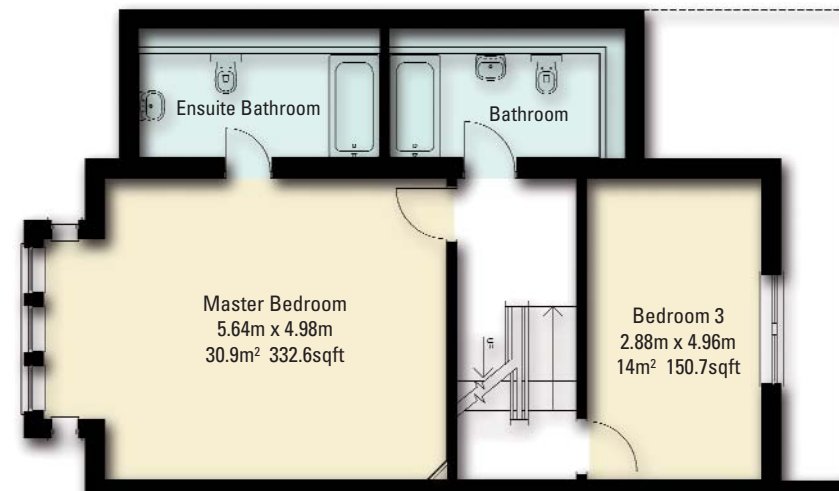
GROUND FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

SPECIFICATION

General

The interior of the houses have been elegantly designed by the developer and the award-winning interior design company, Alexander James Interiors, to create a stunning contemporary aesthetic throughout, to the highest modern build and design standards.

Kitchens

- Poggenpohl "Segmento" high gloss white lacquer doors with walnut veneer feature units
- Argyl brown composite worktops
- Miele stainless steel two (2) multifunction ovens
- Miele stainless steel ceramic glass five burner gas hob
- Miele stainless steel powerful chimney extractor
- Miele stainless steel microwave
- Miele integrated dishwasher
- Miele wine fridge
- Gaggenau American style stainless steel fridge freezer
- Franke sink and tap with pull out spray hose
- Integrated "Nespresso" coffee machine

Bathrooms and Cloakrooms

- Duravit Starck range Sanitaryware
- Hansgrohe Taps and Mixers
- Stainless Steel Flat Fronted Radiators
- Floors & walls of all bathrooms fully clad in Domus Pietre Limestone Porcelain Tiles

Heating

- Gas fired boiler with radiators throughout

Utility Room

- Bosch washing machine
- Bosch tumble dryer

Windows

- Premdor Wooden London Bar Range Windows

Flooring

- Domus Chromtech Porcelain Tiles in kitchen, hallway and ground floor living room
- Hardwood flooring in play room (basement)
- Floors & walls of all bathrooms fully clad in Domus Pietre Limestone Porcelain Tiles
- Elegant carpets from Cormar throughout everywhere else

Electrical Systems

- Full Ethernet computer network and hub pre-installed throughout property
- Pre-wiring for full audio-visual equipment, including video and audio distribution system

Security

- Secure, remote control front access gates
- Burglar alarm system pre-installed ready for connection to buyer's preferred security company (e.g. BT, ADT, etc.)

External Spaces & Parking

- Fully landscaped gardens at front and rear of properties
- Off street parking space for two cars

NHBC

- 10 Year NHBC Building Guarantee

Another development by:



Mercury Developments Limited
Liberty House
222 Regent Street
London W1B 5TR
email: enquiries@mercurydev.co.uk
www.mercurydev.co.uk

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Design: newlondon marketing www.newlondon.co.uk