



**EASTFIELDS AVENUE, SW18**  
**£6,500 PER MONTH UNFURNISHED**

**A simply stunning penthouse apartment in an exclusive development with uninterrupted river views from three terraces**

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## **DESCRIPTION:**

This magnificent duplex apartment extends to over 1,700 sq ft of internal space and over 1,100 sq ft of roof terraces making it one of the most exclusive properties to be offered to rent in the area.

The kitchen and living pace occupy the entire sixth floor. A bright and welcoming entrance hall greets you with ample storage, guest cloakroom and utility room with separate washer and dryer. Ahead is a contemporary, bespoke kitchen with Gaggenau appliances and island with breakfast bar. Accessed via sliding doors of the kitchen is a spectacular south facing 37 x 33 ft roof terrace, perfect for entertaining and alfresco dining.

The reception room is arranged in two distinct areas, the first being the dining area where the space has been specifically designed to maximise the incredible river views through bi-fold doors. The living space is adjacent and benefits from the same views and each area has separate access to a second terrace/balcony.

The bedrooms are arranged across the seventh floor with a westerly aspect and will have stunning sunset views in the evening. The master suite features built-in wardrobes, ensuite shower room with sauna and access to a third roof terrace with views across the Thames. The second bedroom also includes built-in wardrobes, an ensuite shower and Juliette balcony. The third bedroom is a double, with built-in wardrobe and is serviced by a third bathroom and has access to the third roof terrace.

The property further benefits from two allocated secure parking spaces, porter concierge and access to a residents' pool and gym.

Situated in Eastfields Avenue, the green open spaces and riverside walks of Wandsworth Park are just moments away, while the excellent range of shops, bars and restaurants on Putney Bridge Road and Wandsworth High Street are also right on the doorstep.



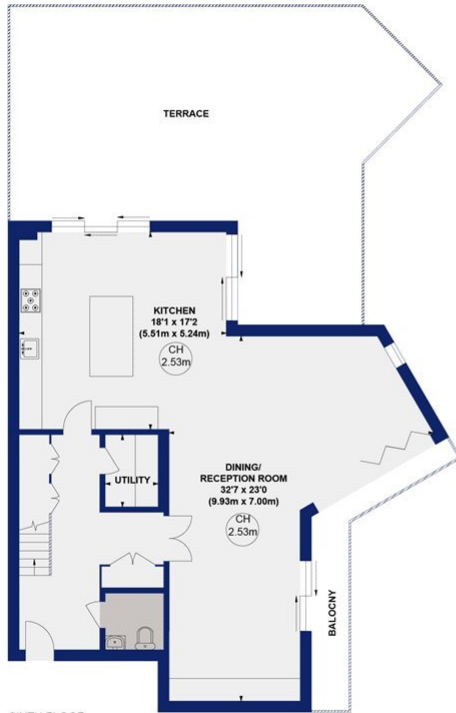
# Milliners House, SW18

Approx. Gross Internal Area 160.67 sq m / 1729 sq ft

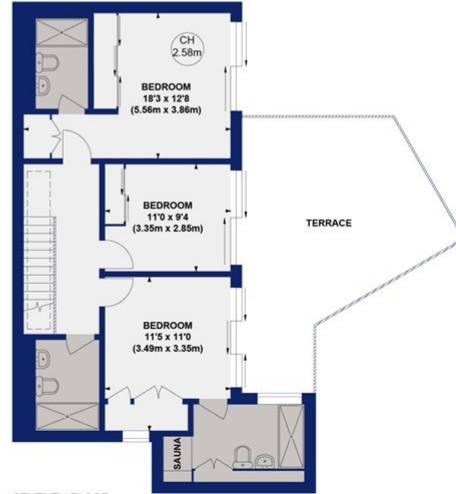
Approx. Gross External Area 102.51 sq m / 1103 sq ft

Approx. Gross External and Internal Areas 263.18 sq m / 2832 sq ft

Key :  
CH - Ceiling Height



SIXTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1001 SQ FT



SEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 728 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** 6 weeks' rent

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

**Council Tax Band:** Wandsworth

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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