



JAMES
ANDERSON



TO LET

142 West Hill, London, SW15

£2,400 Per Month

Per Month

New to the market, a two bedroom 819 Sq ft Edwardian ground floor flat with a large private garden and residents parking located a short distance from East Putney Tube Station.

This charming property is light and spacious with high ceilings throughout. There is a large reception room with dual aspect sash windows, both bedrooms are doubles with fitted wardrobes, the main bedroom has direct access to the garden which could easily be used as a reception room if required.

West Hill is located off the Upper Richmond Road and is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Double Bedrooms



White Bathroom Suite



Large Reception Room



Deposit - £2769.00



EPC D / Council tax band E / Holding Deposit £553.84



Outstanding Transport Links



Excellent Local Schools



Popular Location



Large Private Garden, Side Access



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

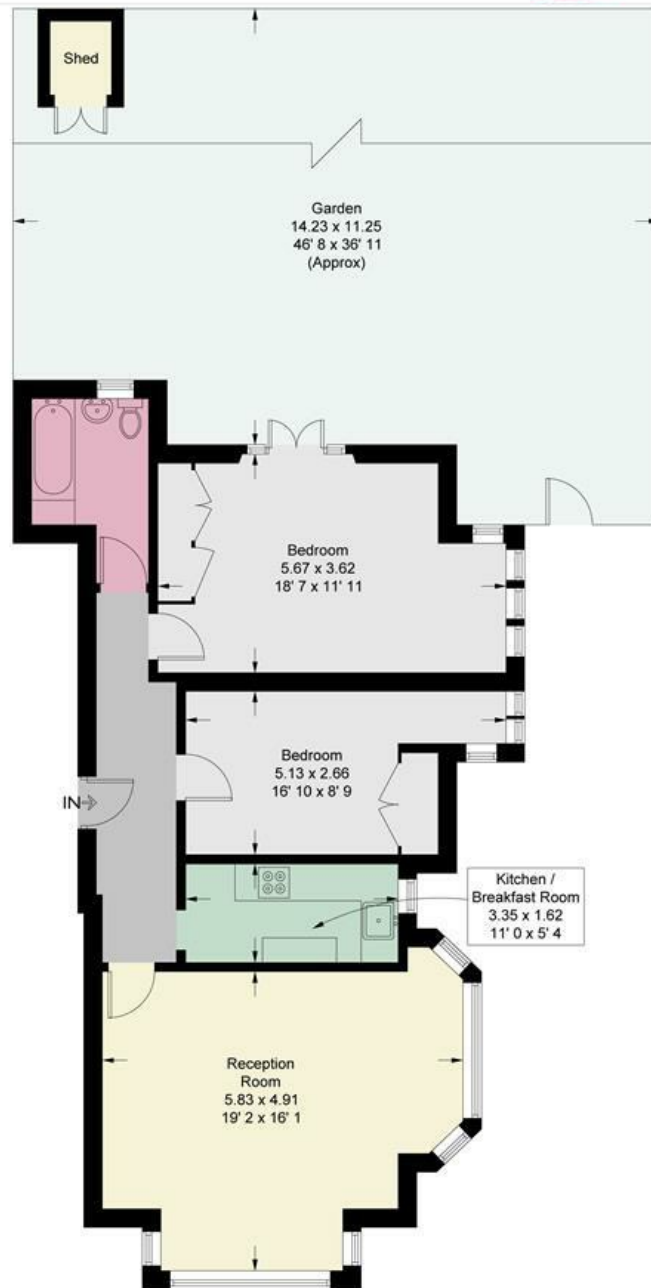
0208 785 4400

West Hill

Approximate Gross Internal Area = 819 sq ft / 76.1 sq m
(Excluding Shed)



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Ground 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		
	59	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

