



**JAMES
ANDERSON**



FOR SALE

£600,000

88 West Hill, London, SW15






A well presented 865 Sq Ft two bedroom split level conversion flat with two terraces, with off-street parking space for one vehicle located on West Hill, Putney. This spacious property has an excellent layout features open plan living, two bathrooms and a modern kitchen complete with integrated appliances.

The property would make an ideal first time purchase and will be sold with no onward chain.

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.

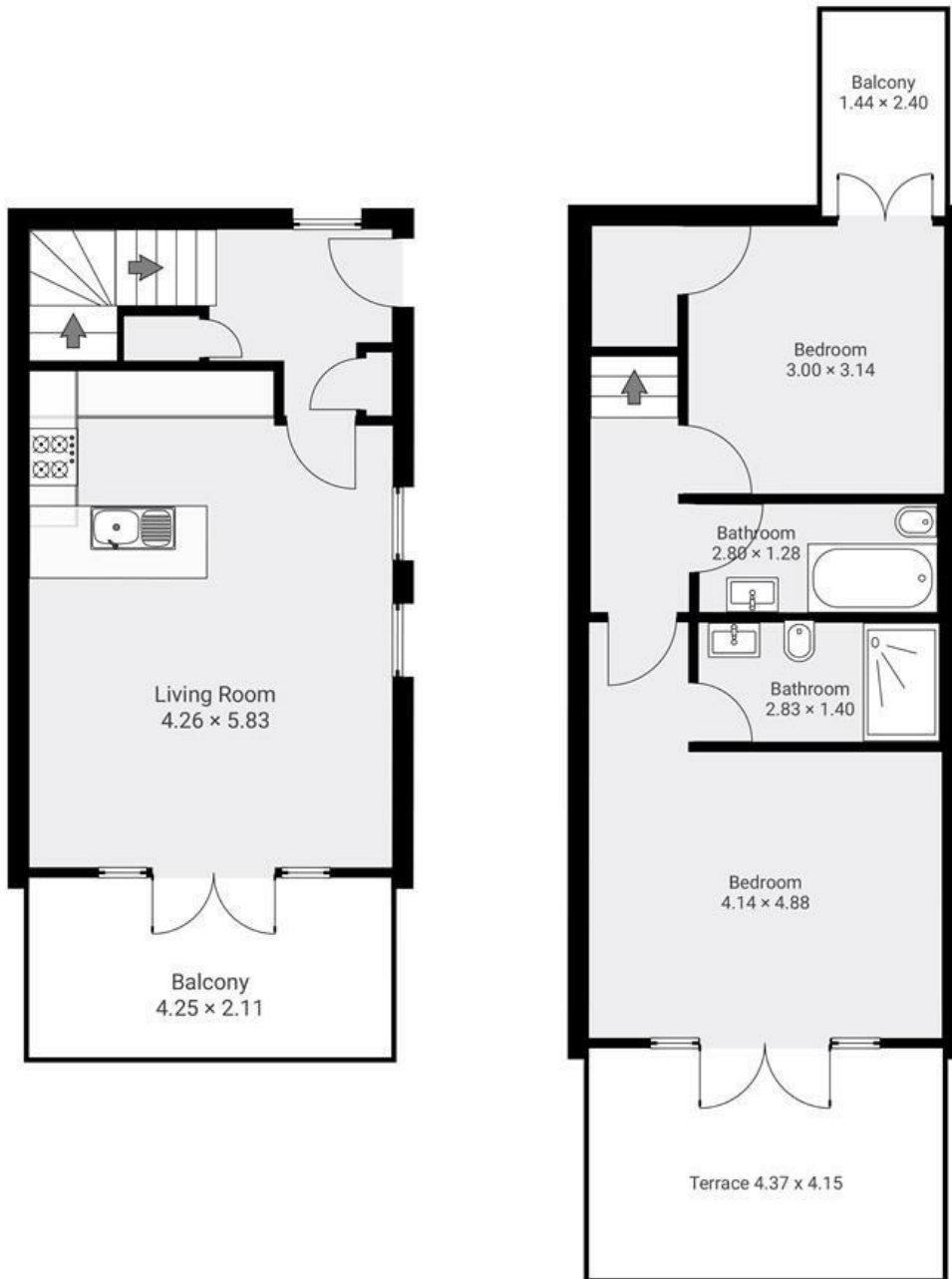
EPC rating C
Leasehold. 113 year lease.
Council tax band D

-  Two Bedrooms
-  Two Bathrooms
-  Open Plan Living
-  Three Terraces
-  Off Street Parking

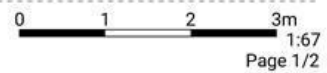
-  Private Entrance
-  EPC Rating C
-  Split Level
-  No Chain
-  865 Sq ft



▼ **Ground Floor**



All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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