



**JAMES
ANDERSON**



FOR SALE

£635,000

Westleigh Avenue, London, SW15

An exceptional opportunity to acquire this two-bedroom third floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this beautifully presented and spacious apartment features a spectacular reception room and stunning far reaching views of the city skyline.

Featuring 956 square feet of living space, this larger than average apartment has an open plan living with a kitchen/dining area offering tonnes of space to entertain and work from home. The apartment offers two well-proportioned double bedrooms and delightful views through floor to ceiling windows, the main bedroom has a built-in storage and an En-suite shower room. The second bedroom benefits from a fitted wardrobe and is larger than average for this development.

Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still well within its 10-year NHBC warranty. The apartment comes with a dedicated parking space in a secure underground car park, with an electric car charger point, and secure bike store. To be sold with a long leasehold (991 years).

Putney Rise is a 1-minute walk to Putney Heath, which in turn links into Wimbledon Common and Richmond Park which provide over 6,000 acres of open and wooded walking trails to explore. There are brilliant local



Two double bedrooms



Two bathrooms



Large open plan living space



EPC rating B - council tax band E - Leasehold 991 years remain



Excellent transport links



Outstanding local schools



Private terrace, stunning views



Secure underground parking



No chain



956 Sq ft



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

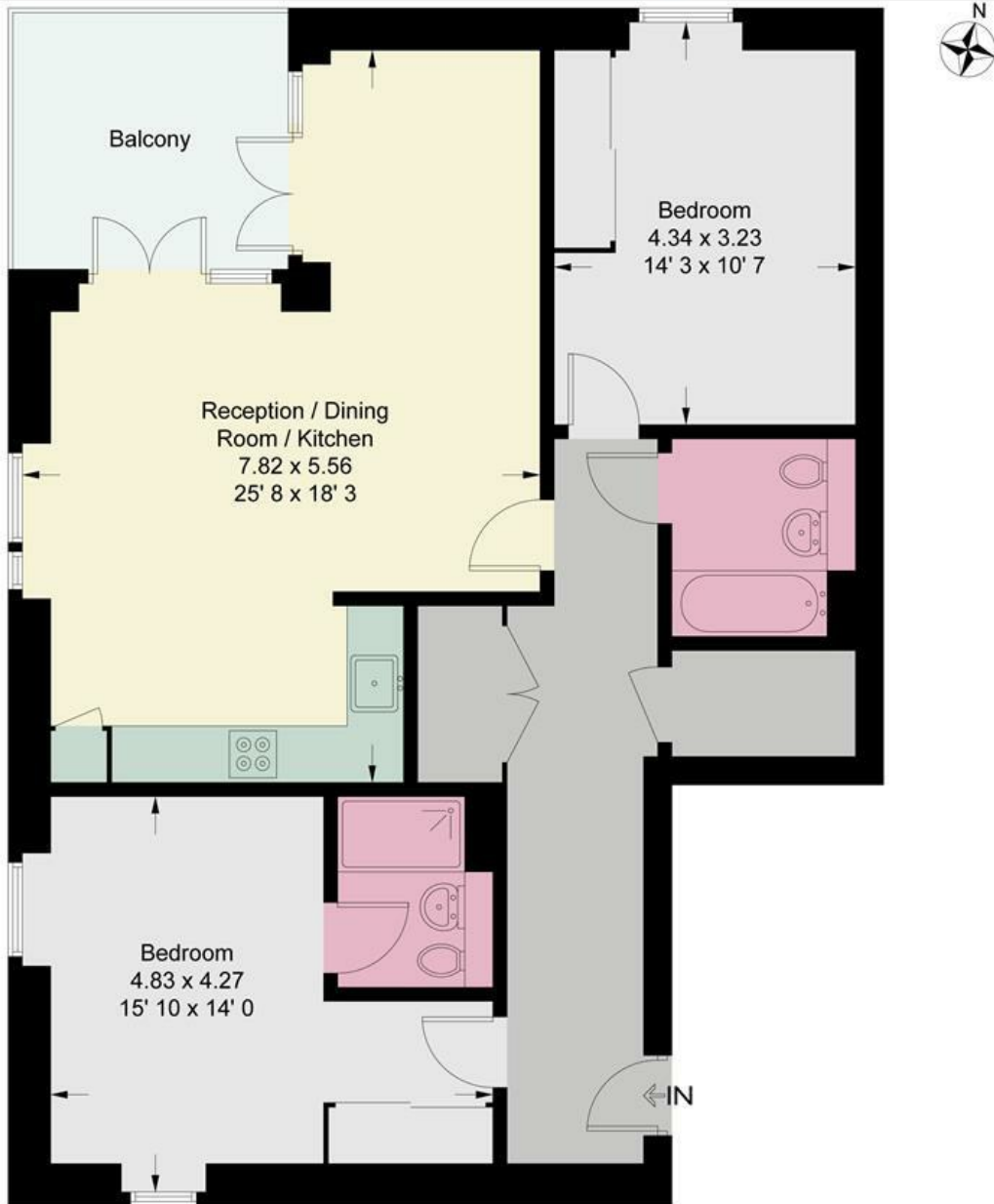
0208 785 4400

Linnet Court

Approximate Gross Internal Area = 956 sq ft / 88.8 sq m



JAMES ANDERSON



Third 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
<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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

