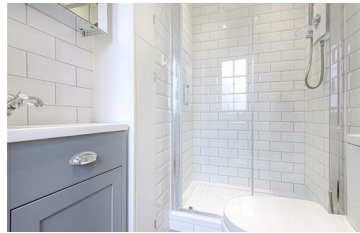




**JAMES  
ANDERSON**



# FOR SALE

**£285,000**

## West Hill, London, SW15

Well presented one bedroom first floor conversion flat property on West Hill in Putney. The property is finished to a lovely standard throughout and comprises an open plan kitchen / reception room, modern bathroom and bedroom. This would make an ideal first time purchase or investment property 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.

Share of freehold  
Council tax band B  
Service charge £945 PA  
EPC rating - E

-  One Bedroom
-  Short Walk to East Putney Tube Station
-  One Bathroom
-  No Onward Chain
-  Open Plan Reception Room
-  Currently let for £1500 PCM
-  Modern Kitchen
-  EPC E / Council Tax B



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

**0208 785 4400**

# West Hill

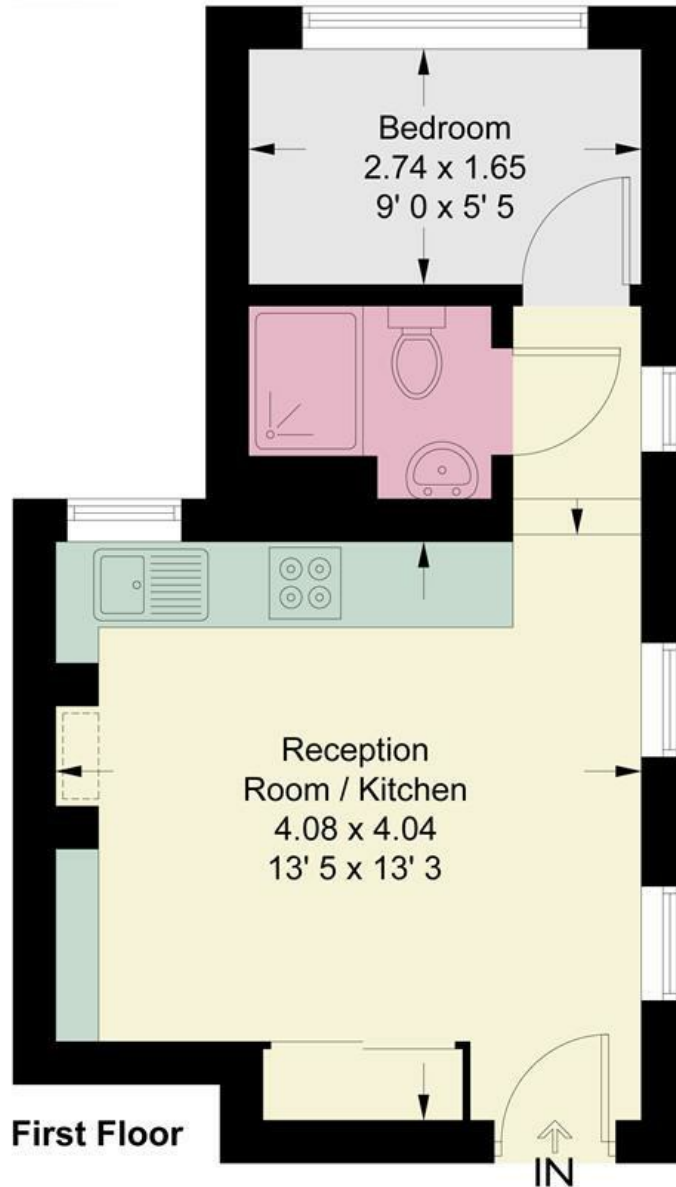
Approximate Gross Internal Area = 272 sq ft / 25.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 1 sq ft / 0.1 sq m  
 Total = 273 sq ft / 25.4 sq m



**JAMES  
ANDERSON**



= Reduced headroom below 1.5m / 5'0



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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

