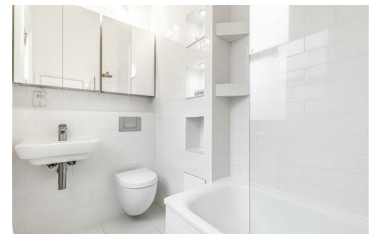




**JAMES  
ANDERSON**



## FOR SALE

West Hill, London, SW15

Measuring over 1000 Sq ft, an immaculate third floor period conversion flat located within a striking semi detached Victorian house on West Hill, Putney,

This charming property will be sold chain free and benefits from a 158 year lease, double glazed wooden sash windows, cast iron radiators and a combination boiler. The accommodation comprises two double large double bedrooms, modern bathroom, a kitchen with stainless steel units, quality appliances and a stunning reception room providing lots of natural light and space to dine. The proportions throughout this superb property are incredibly appealing and would suit a professional couple or first time buyer.

The property is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Opposite 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 three exceptional schools close by with 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.

Leasehold

## £600,000

Offers In Excess Of

-  Two Double Bedrooms
-  White Modern Bathroom
-  Large, Separate Reception Room
-  Fitted Stainless Steel Kitchen, Quality Appliances
-  EPC rating C - Council Tax Band E - Leasehold 158 Years Remain
-  1042 Sq Ft
-  Second Floor
-  Double Glazed Sash Windows, Combination Boiler
-  No Ground Rent, £2800 Service Charge Per Annum
-  Vacant Possession, No Onward Chain



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

0208 785 4400

# West Hill

Approximate Gross Internal Area = 1042 sq ft / 96.8 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 15 sq ft / 1.4 sq m



= 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

