



**JAMES  
ANDERSON**

West Hill  
Putney SW15  
Price Guide £500,000





## West Hill Putney SW15

Nestled in the charming area of West Hill, Putney, this delightful two-bedroom flat offers a perfect blend of modern living and Victorian elegance. Situated on the first floor of a well-maintained Victorian building, this property boasts a generous 544 square feet of living space, making it an ideal choice for first-time buyers.

As you enter, you are greeted by high ceilings and large sash windows that flood the rooms with natural light, creating a warm and inviting atmosphere. The flat features a spacious reception room, perfect for relaxing or entertaining guests. The modern shower room has been thoughtfully designed to provide both style and functionality with two bedrooms offering excellent storage.

Additionally, the property benefits from a long lease and is offered with no onward chain, ensuring a smooth and hassle-free purchase process. You have the option to obtain a parking permit for the road from Wandsworth Borough Council.

Residents can also enjoy access to a communal garden, providing a lovely outdoor space to unwind and socialise. 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 977 years remain  
Service charge £1881 PA  
Ground rent £150 PA  
Council tax band E  
EPC rating D





BUSH































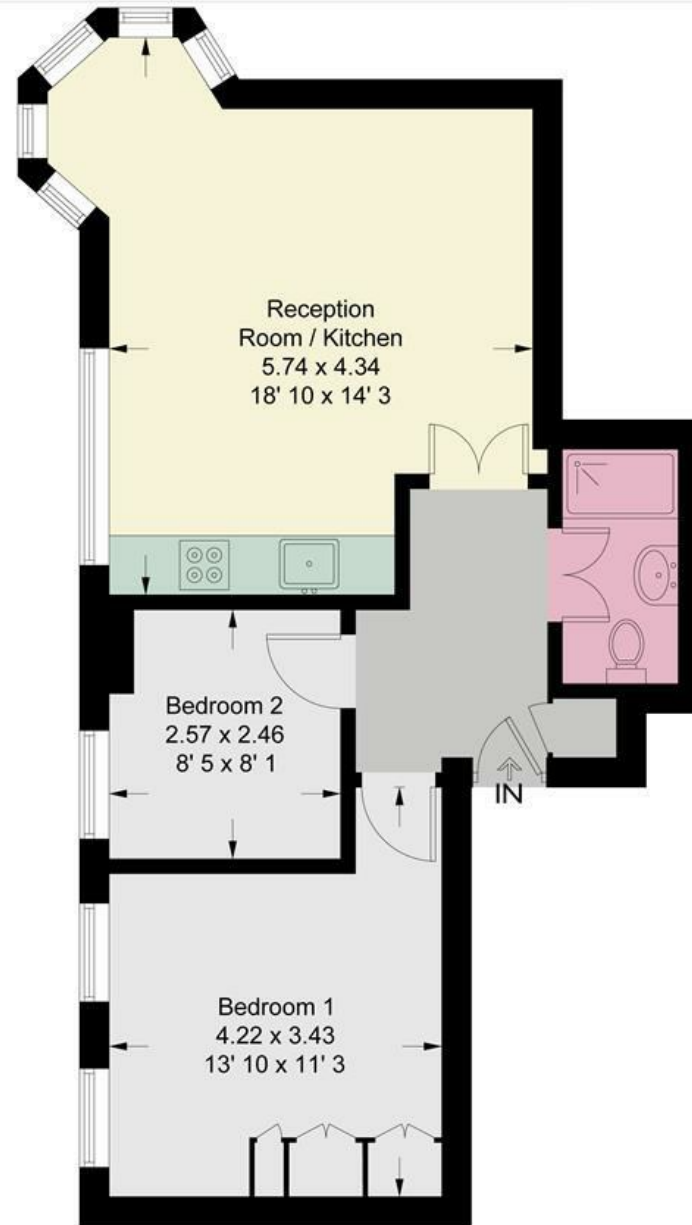


# Cadbury House

Approximate Gross Internal Area = 544 sq ft / 50.6 sq m



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First Floor



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151 Upper Richmond Road  
Putney  
London  
SW15 2TX

0208 785 4400  
[sales@japutney.co.uk](mailto:sales@japutney.co.uk)

