



**JAMES
ANDERSON**



FOR SALE

£525,000

Pipit Drive, London, SW15

A beautifully presented two-bedroom, two bathroom modern apartment within the quiet and leafy development of Putney Rise on the edge of Putney Heath.

Featuring 758 square feet of living space, this immaculate apartment includes an entrance hall, built-in storage and utility cupboard. The entrance hall opens onto a spacious large open reception room plan kitchen/dining area with access to a private terrace. The apartment offers two well-proportioned double bedrooms and floor to ceiling windows. The main bedroom has a built-in storage and an En-suite shower room.

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.

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 two excellent local pubs within a stone's throw and Putney High Street is a c.10-minute walk that provides a wide variety of bars, restaurants, cafes and shops. The location is very well served by transport links, with Putney mainline station (zone 2) providing a direct service into Waterloo in c.13 minutes and East Putney tube station providing District Line services into central London. The A3 is a c.3 minute drive, providing a very quick route out of London for



Two Double Bedrooms



Two Bathrooms



Open Plan Living



High Specification Modern Kitchen



EPC Rating - B



Excellent Transport Links



Outstanding Local Schools



Quiet Gated Development



Secure Underground Parking & Balcony

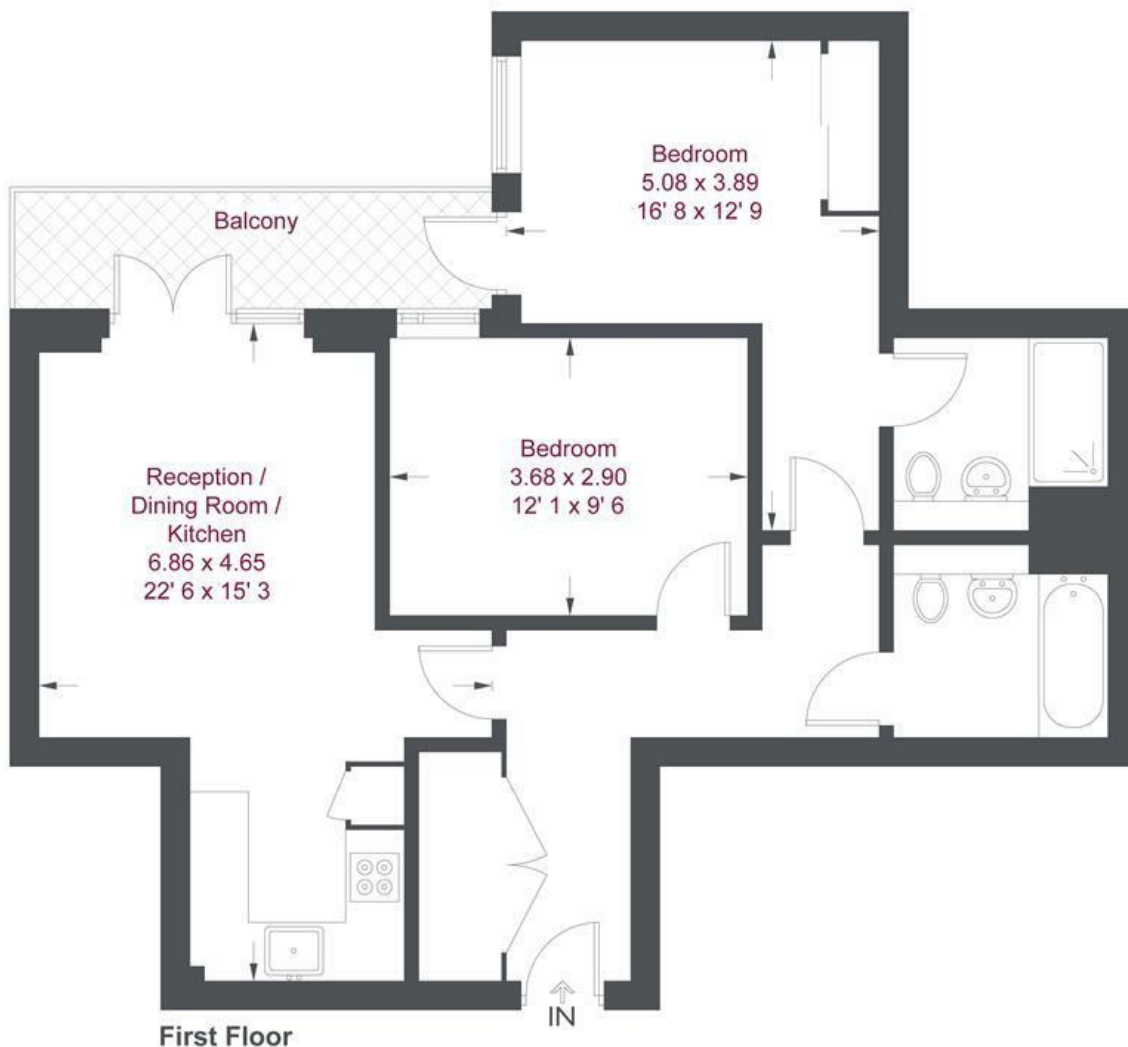


758 Sq Ft



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

0208 785 4400



Wagtail Court

Approximate Gross Internal Area = 758 sq ft / 70.4 sq m

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	85	85

