



**JAMES
ANDERSON**



FOR SALE

£345,000











West Hill, Putney, SW15

Offering over 500sqft this wonderful first floor purpose build apartment provides bright and spacious rooms while offering underground parking and a prime Putney location close to transport, green open spaces, shops and amenities.

Accommodation comprises of a spacious lounge suited for entertaining while offering space to dine alongside a fitted kitchen, three piece bathroom suite and double bedroom.

Lane end is located off West Hill 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.

Tenure - Leasehold 171 years remain with a right to manage.
Service Charge - £2009 PA

-  One bedroom
-  One bathroom
-  Spacious living room, space to dine
-  Galley kitchen
-  Excellent transport links
-  Outstanding local schools
-  Residents underground parking
-  Right to manage
-  Leasehold 171 years remain
-  Ideal first time purchase

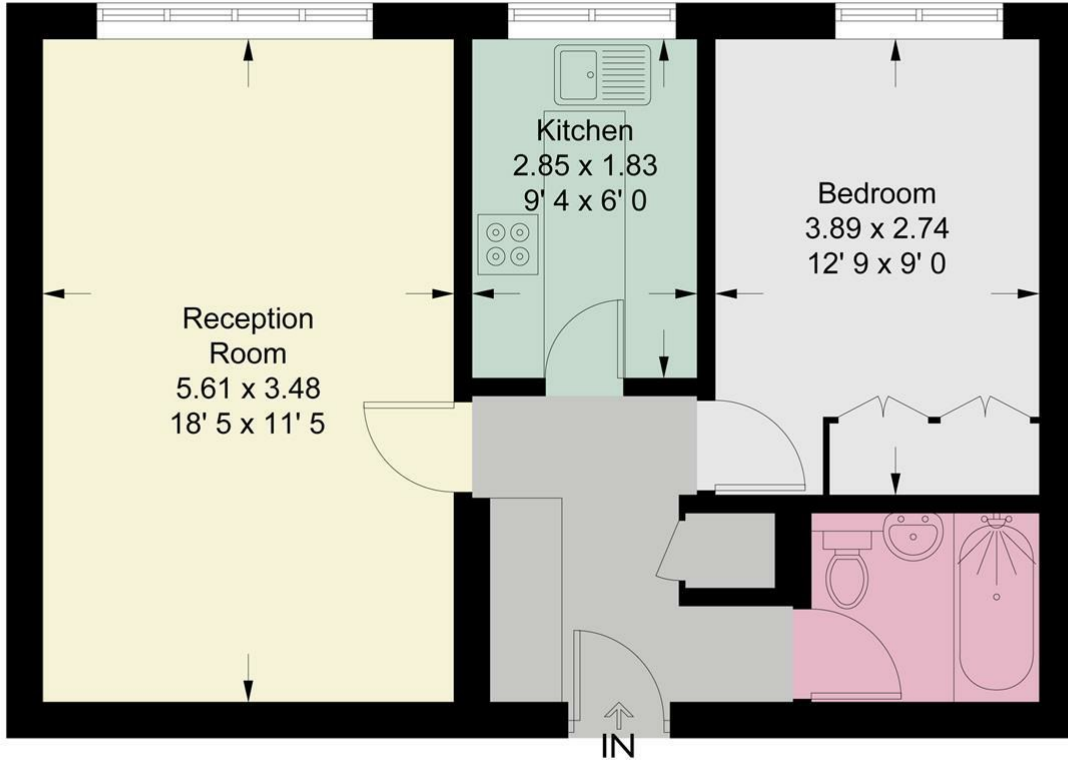


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Lane End

Approximate Gross Internal Area = 511 sq ft / 47.5 sq m



First 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
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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
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