



**JAMES
ANDERSON**



FOR SALE

£500,000

West Hill, Putney, SW15






Price Guide






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

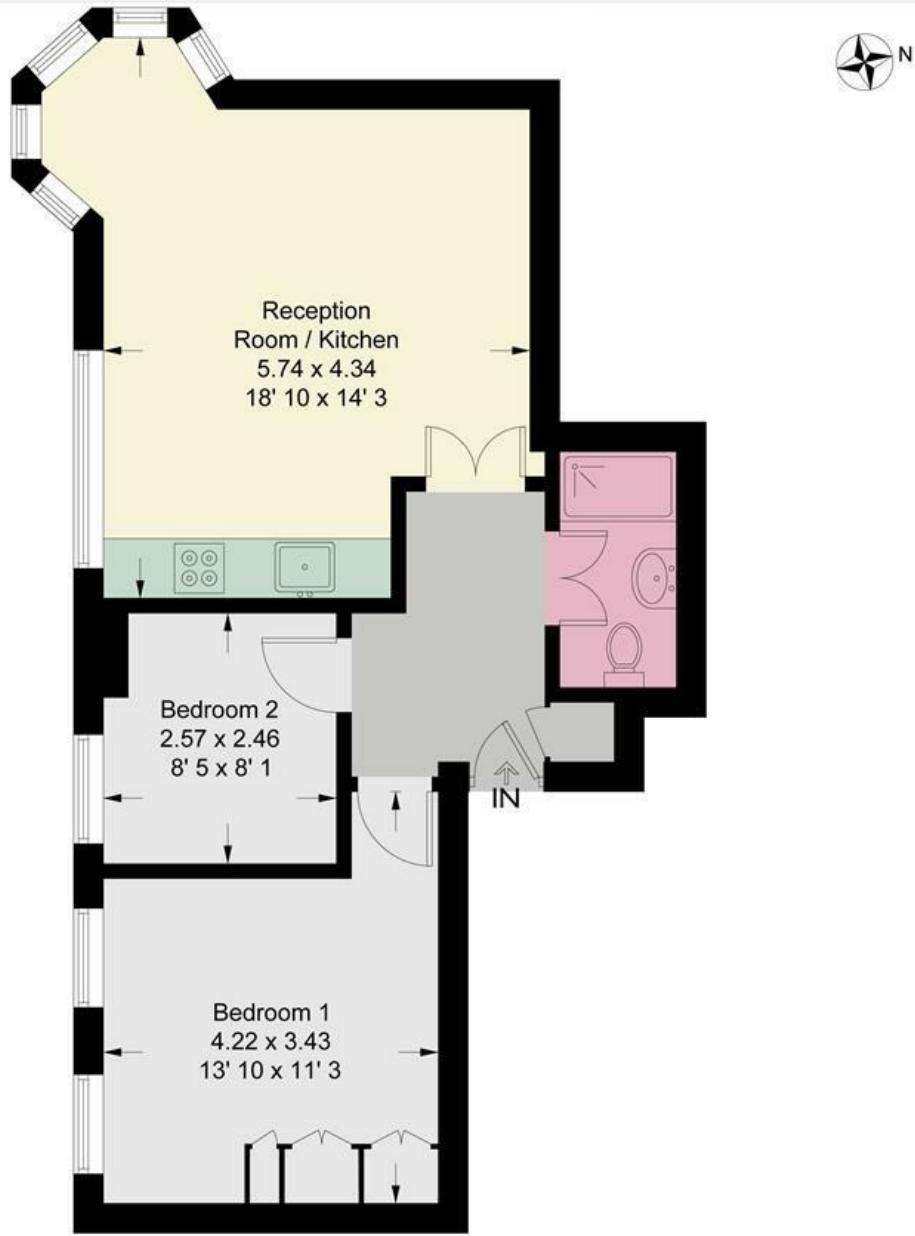
-  Two bedrooms, large main bedroom with excellent storage
-  Modern shower room
-  Open plan living space
-  Modern kitchen
-  EPC rating D/ Council tax band E/ Leasehold 977 years remain

-  First floor, 544 Sq ft, no chain
-  Excellent transport links
-  Communal garden
-  Parking permit available from Wandsworth Borough Council for on street parking
-  Ideal first time purchase



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

0208 785 4400



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	77

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	

