



**JAMES
ANDERSON**



FOR SALE

204, West Hill, London, SW15

£425,000

Asking Price

This modern ground floor flat presents an exceptional opportunity for first-time buyers. With its immaculate condition, this purpose-built apartment boasts two well-proportioned bedrooms and two stylish bathrooms, ensuring comfort and convenience for its residents.

The open-plan living area is a highlight of the property, providing a spacious and inviting environment perfect for both relaxation and entertaining with direct access to a private, patio garden. Natural light floods the space, enhancing the contemporary design and creating a warm atmosphere. The flat also benefits from allocated parking adding to the appeal for those with a vehicle.

Situated close to the picturesque commons of Putney and Wimbledon, residents can enjoy the beauty of green spaces while being within easy reach of local amenities and transport links. The long leasehold offers peace of mind, and with no onward chain.

This property is an ideal choice for anyone looking to make their first step onto the property ladder in a desirable London location.



Two Bedrooms



Two Bathrooms (One-En-Suite)



Open Plan Living Space



Fitted Modern Kitchen



EPC rating C



Excellent Transport Links, East Putney Underground Close By



Outstanding Local Schools



Allocated Parking, Private Patio



No Onward Chain



Long Leasehold, 978 Years



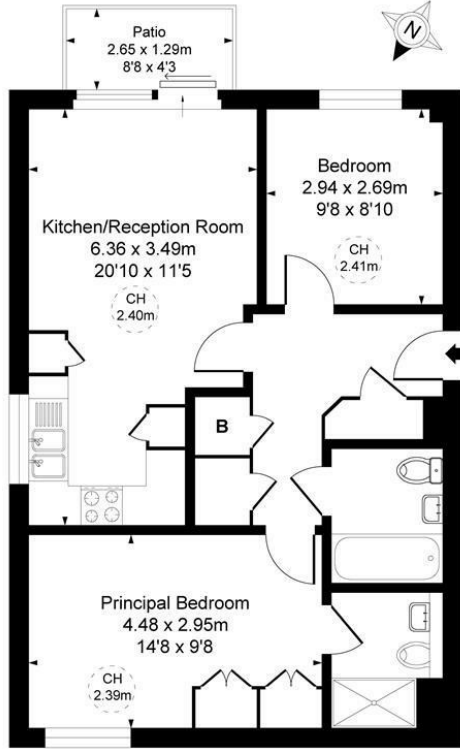
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Nucleus Apartments, West Hill, SW15

Approximate Gross Internal Area
60.33 sq m / 649 sq ft

(CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

