



**JAMES
ANDERSON**



FOR SALE

£635,000

Pipit Drive, London, SW15

Stunningly presented 827 Sq Ft two-bedroom modern apartment within the quiet and leafy development of Putney Rise on the edge of Putney village. Built in 2016, this stylish and spacious apartment benefits from a large private balcony overlooking wooded communal gardens which enjoy the morning sun.

The apartment itself provides a separate entrance hall, with a built-in storage/utility cupboard. The entrance hall leads through to a open plan kitchen and reception room, which connects into the private balcony. The apartment offers two well-proportioned bedrooms, which both include built in wardrobes and floor to ceiling windows overlooking the private garden. The master bedroom includes an en-suite shower room, in addition to the main bathroom which provides a bath and built-in vanity unit. Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still within its 10-year NHBC warranty. The apartment comes with one dedicated parking space in a secure basement, with an electric charging point. Additional free parking is available on the surrounding streets without the need for a permit. The basement also provides a secure locked bike room.

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 weekend escapes.



Two Bedrooms



Two Bathrooms (One-En-Suite)



Open Plan Reception Room



Modern Kitchen, High Specification



EPC B / Council Tax Band E / Leasehold 989 Years Remain



Excellent Transport Links, Close to Putney Heath



Superb Local Schools Close By



Private Balcony, Lovely Views Over Manor Fields



Secure Underground Parking Space, Bike Store



827 Sq Ft, No Chain. Service charge £4111 PA

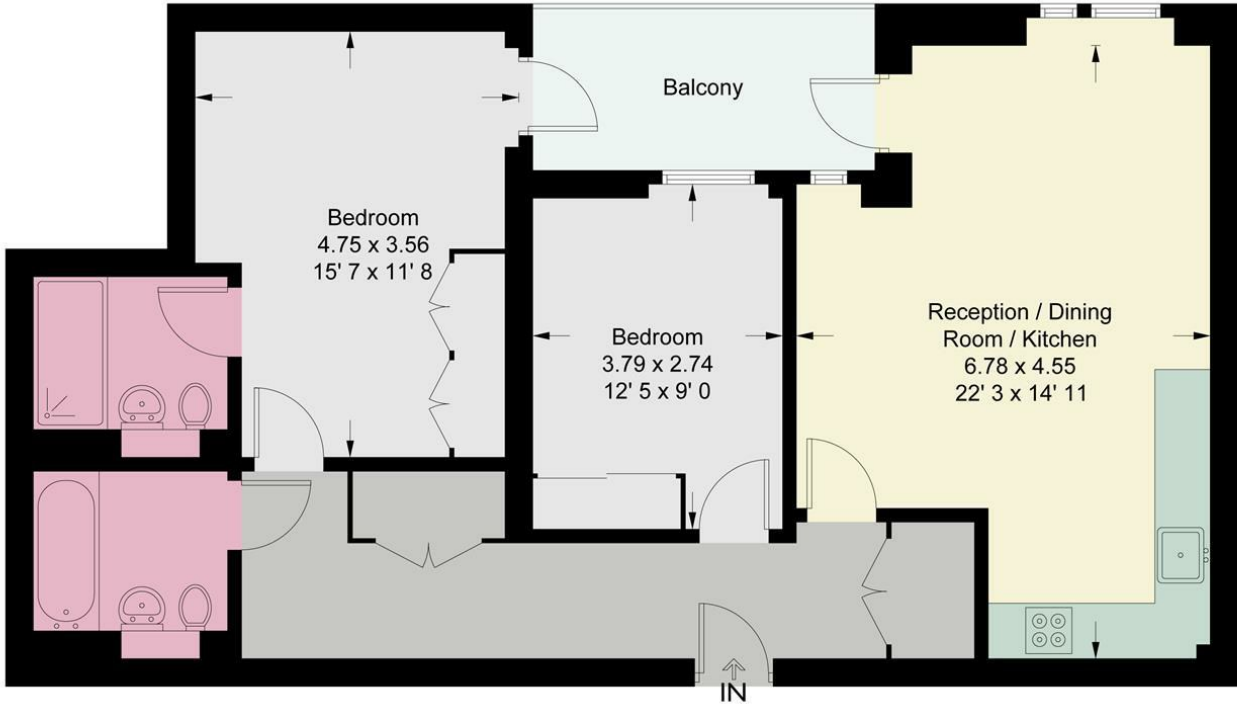


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Skylark Court

Approximate Gross Internal Area = 827 sq ft / 76.8 sq m



Third 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

