



JAMES  
ANDERSON



## FOR SALE

138, West Hill, London, SW15

Nestled in the desirable area of West Hill, London, this 1223 Sq ft exquisite ground floor Edwardian garden flat offers a perfect blend of modern living and classic charm. Boasting three spacious bedrooms, an en suite shower room and well-appointed family bathroom, this property is equally ideal for families, downsizers or professionals seeking a comfortable and stylish home.

Upon entering, you are greeted by a large hallway with lots of storage and double doors leading through to a huge open-plan kitchen reception room with tall ceilings, bathed in natural light. The stunning bay window not only enhances the aesthetic appeal but also provides direct access to a private garden. This outdoor space is perfect for enjoying a morning coffee and benefits from facing west with direct access to a large, well maintained communal garden.

A huge benefit is the designated off-street parking space for one vehicle, a must have in London.

The property is a short walk from East Putney underground station and Putney rail station is also close by. The green open spaces and woods of Putney Heath, Richmond Park and Wimbledon Common are all within easy reach, ideal for long walks, cycling and running. The property also benefits from a wide choice of excellent local schools and a convenient bus service to Putney, Fulham and beyond. The A3 is very close for quick and easy access out of London and the property is being sold chain-free.

**£895,000**

Offers In Excess Of



Three bedrooms



Two bathrooms



Open plan reception room, stunning bay window with access to a private garden



Fully equipped modern kitchen, integrated appliances



EPC rating B/ council tax band E/ leasehold 117 years remain



Designated off-street parking



South facing private garden with access to a large, well maintained communal garden



1223 Sq ft, immaculate condition throughout



No onward chain



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

0208 785 4400

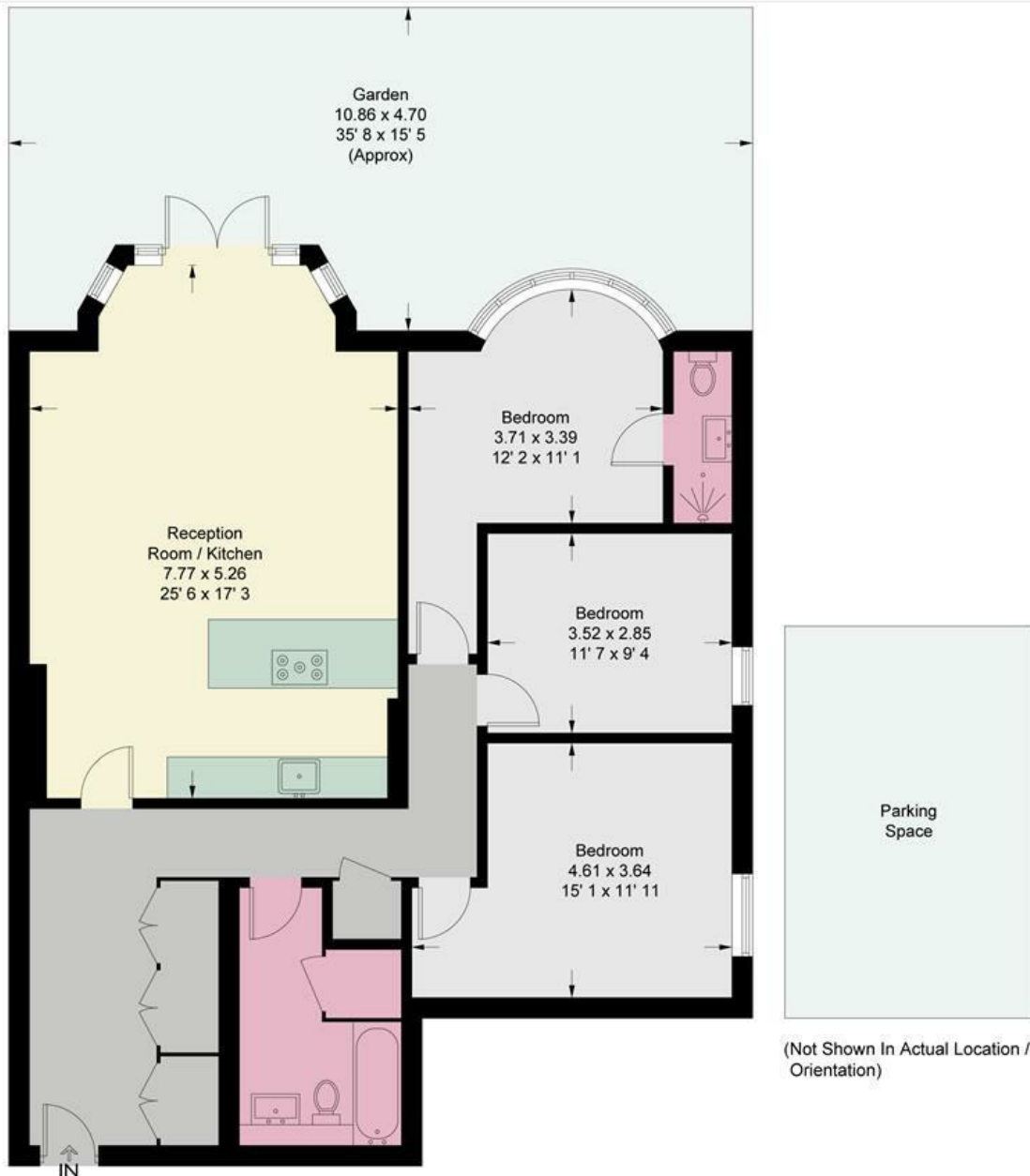


# Fountain House

Approximate Gross Internal Area = 1223 sq ft / 113.6 sq m



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

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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