



JAMES
ANDERSON



FOR SALE

£410,000

204, West Hill, London, SW15

This modern first 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 balcony. 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 double bedrooms



Two bathrooms, one en-suite



Open plan reception room



Private balcony



EPC rating C/ Council tax band E/ Share of freehold



977 year lease/ £3469 Service charge/ £350 ground rent PA



Allocated parking



Communal garden



No onward chain

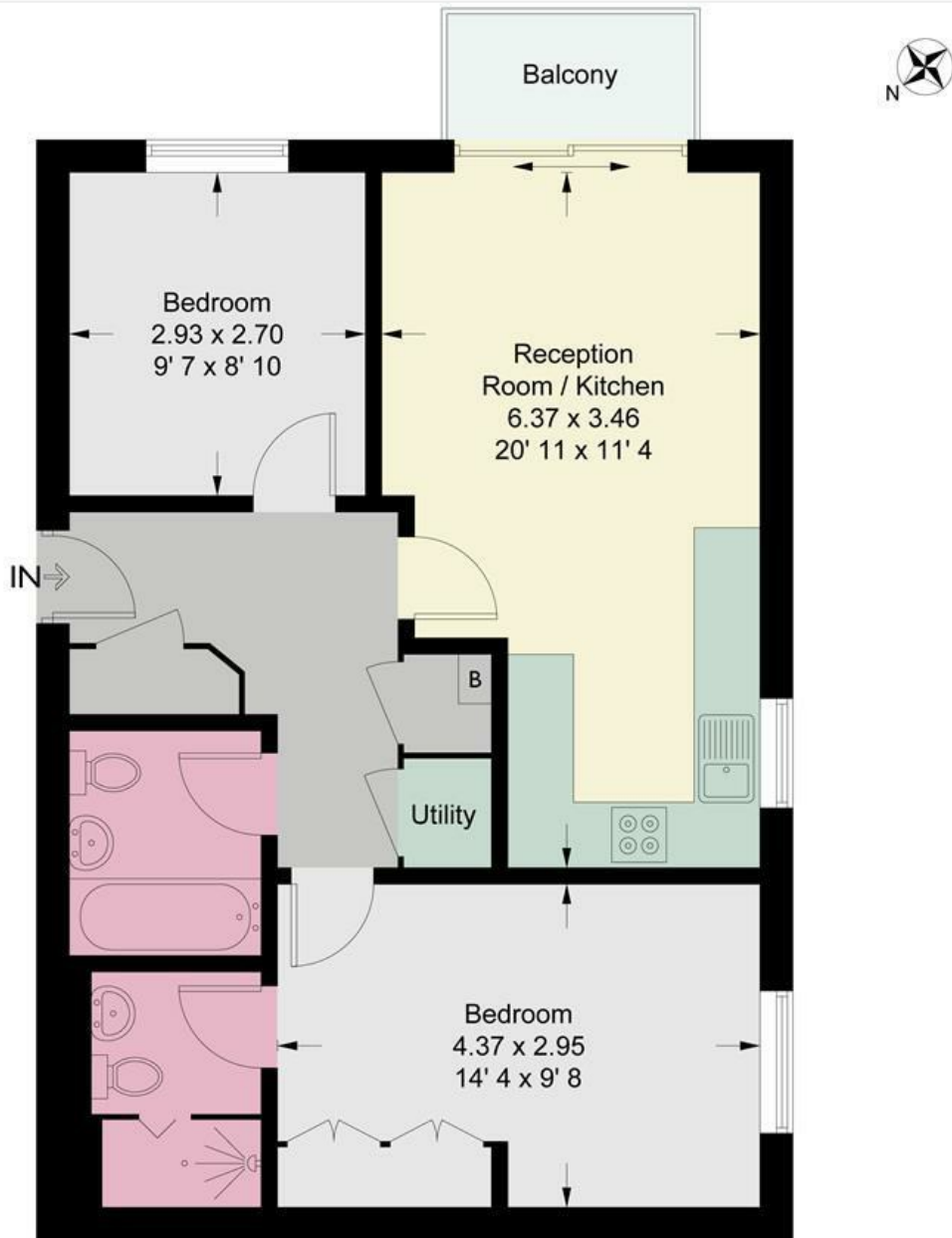


Located on the second floor, 646 Sq ft



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

0208 785 4400



Second 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	

