



JAMES  
ANDERSON



## FOR SALE

West Hill, London, SW15

**£259,995**

Nestled in the desirable area of West Hill, Putney, this charming studio flat on Heath Lane offers a perfect blend of comfort and convenience. Situated on the second floor of a purpose-built block, this property boasts a well-appointed reception room that seamlessly integrates with the sleeping area, creating a spacious and inviting atmosphere. The flat features a modern bathroom, ensuring all your daily needs are met with ease.

This property is in superb condition, having been meticulously maintained, making it an ideal choice for first-time buyers or investors seeking a high-yield buy-to-let opportunity. The recently replaced lift adds to the convenience of living in this well-managed building, while designated parking ensures that you will never have to worry about finding a space.

The communal grounds are beautifully kept, providing a pleasant outdoor space for residents to enjoy. With an EPC rating of C and a council tax band of C, this flat is not only energy efficient but also cost-effective in terms of living expenses. Additionally, the share of freehold with an impressive 247 years remaining offers peace of mind and security for future ownership.

In summary, this studio flat on Heath Lane is a rare find in a sought-after location, combining modern living with practical amenities. Whether you are looking to make it your home or add to your investment portfolio, this property is sure to impress.



Studio flat



Modern bathroom suite



Modern kitchen



EPC rating C - Council tax band C - Share of freehold, 247 years remain



Short distance to Putney Underground 0.9 miles



Designated parking space



Ideal buy to let, high rental yield, £1600 service charge annually



Located on the second floor



Recently replaced lift in the building



Well maintained communal grounds



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

**0208 785 4400**

| 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 |                         |   |
| <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) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

