



JAMES
ANDERSON



FOR SALE

£585,000

Westleigh Avenue, London, SW15

Price Guide

An exceptional opportunity to acquire this two-bedroom second floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this stylish apartment features two bathrooms, a recently replaced kitchen, two balconies and secure, underground parking.

Featuring 827 square feet of living space, this beautifully presented apartment features open plan living with a kitchen/dining area offering a versatile space to entertain and work from home. The kitchen has been replaced and redesigned with stylish modern cupboards, quartz worktops providing lots of storage space vs the previous design.

The apartment offers two well-proportioned double bedrooms and delightful views through floor to ceiling windows, the main bedroom has several built-in wardrobes and an En-suite shower room. The second bedroom benefits from a fitted wardrobe and direct access to a private balcony.

There is an electric car charger point, and secure bike store. To be sold with a long leasehold (990 years) and no onward chain.



Two double bedrooms, large range of wardrobes in the principal bedroom



Two bathrooms, en-suite to the principal bedroom



Open plan living, excellent space to entertain



Recently replaced kitchen, built in appliances, quartz worktops and tonnes of storage



EPC rating B/ Council tax band E/ Long leasehold 989 years remain



Secure, underground parking for one vehicle, electric charge point and bike storage



Two private balconies, lovely views



Peaceful location, close to Putney Heath with excellent bus services



Immaculate, turn-key condition, ideal first time purchase

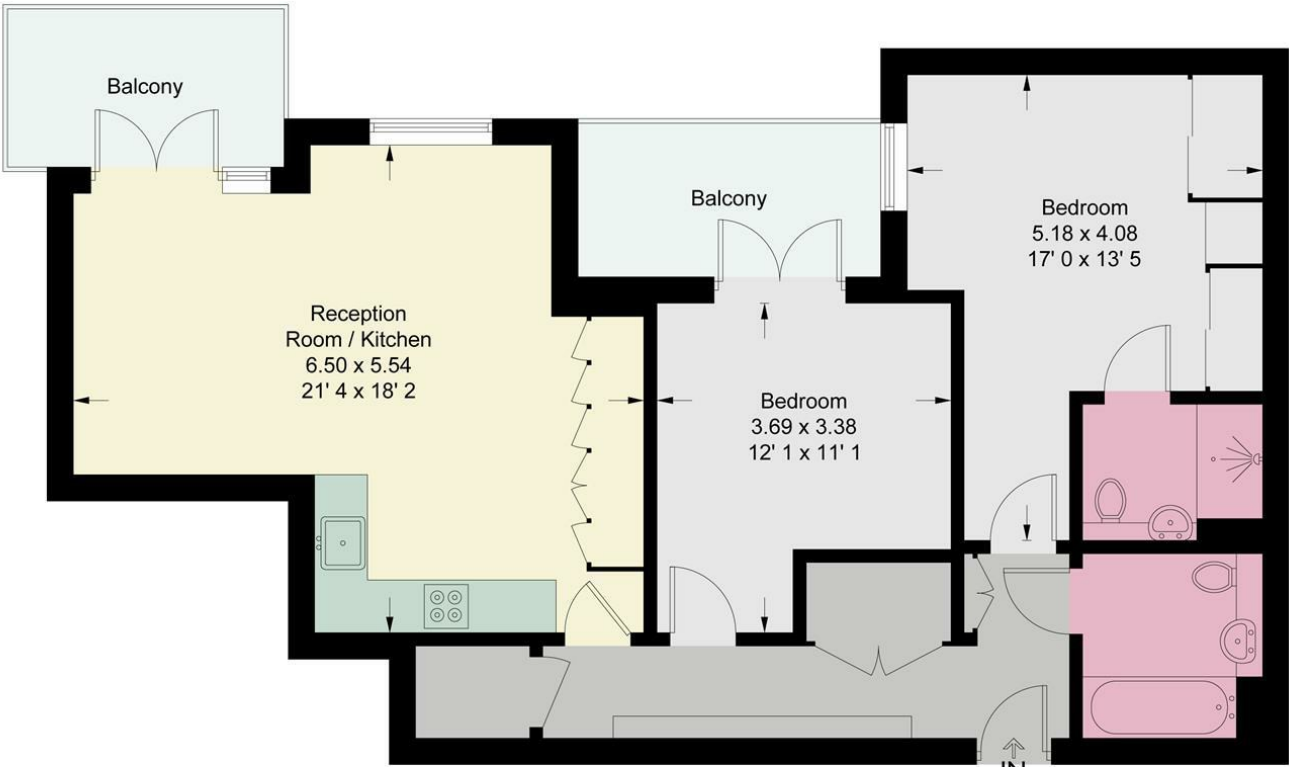


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linnet Court

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



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		
	84	84
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	

