



**JAMES
ANDERSON**



TO LET

West Hill, London, SW18

£500,000

Offers Over

This 528-square-foot first-floor apartment on West Hill, Putney, offers an efficient and modern layout well-suited for professionals, couples, or investors. The property is beautifully presented throughout in turnkey condition, comprising two well-proportioned bedrooms, a contemporary bathroom, and a bright open-plan kitchen and living space that benefits from an abundance of natural light.

A key feature of the flat is its private, south-facing terrace, providing dedicated outdoor space within a building that features exceptionally well-maintained communal areas. To be sold with a share of the freehold, the property guarantees long-term stability and benefits from low ongoing maintenance and running costs.

The property is excellently positioned for commuting and city access. Residents are a 9-minute walk from East Putney Underground Station, which provides frequent District line services into central London. Wandsworth Town & Putney Rail Station are easily accessible, offering direct South Western Railway connections to London Waterloo in under 20 minutes. For local travel, bus stops on West Hill and nearby Lytton Grove serve Clapham



Two Good Sized Bedrooms



One Modern Bathroom



Private South Facing Terrace



Open Plan Living



Share of Freehold (TBC / Pending Registration) - EPC Rating C - Council Tax Band C



Beautifully Presented Throughout



Low Running Costs



528 sq ft - 49.1 sq m



Excellent Transport Links



Outstanding Local Schools



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

0208 785 4400



First 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	

