



**JAMES
ANDERSON**

47 Westleigh Avenue
Putney SW15
Guide Price £625,000



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A stylish and modern two-bedroom ground floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this beautifully presented and spacious apartment features a private entrance, and two private terraces overlooking pretty communal gardens.

Featuring 786 square feet of living space, this apartment includes a separate entrance hall and two built-in storage and utility cupboards. The entrance hall opens onto a spacious reception room and separate kitchen/dining area, each with access to a terrace and views of the communal gardens. The apartment offers two well-proportioned bedrooms and delightful views through floor to ceiling windows, the main bedroom has a built-in storage and an en-suite shower room. The second bedroom enjoys south facing views over the landscaped gardens.

Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still well within its 10-year NHBC warranty. The apartment comes with a dedicated parking space in a secure underground car park, with an electric car charger point, and secure bike store. To be sold with a long leasehold (990 years).

Putney Rise is a 1 minute walk to Putney Heath, which in turn links into Wimbledon Common and Richmond Park which provide over 6,000 acres of open and wooded walking trails to explore. There are two excellent local pubs within a stone's throw and Putney High Street is a c.10-minute walk that provides a wide variety of bars, restaurants, cafes and shops. The location is very well served by transport links, with Putney mainline station (zone 2) providing a direct service into Waterloo in c.13 minutes and East Putney tube station providing District Line services into central London. The A3 is a c.3 minute drive, providing a quick route out of London for weekend escapes.



















Ground Floor



**JAMES
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Linnett Court

Approximate Gross Internal Area = 786 sq ft / 73 sq m

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.



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