



JAMES
ANDERSON



FOR SALE

West Hill, London, SW15

£380,000

Offers In Excess Of

Situated within the sought-after Lane End development on Putney Heath Lane, this spacious two-bedroom apartment presents an excellent opportunity for buyers looking to create a home of their own. Requiring renovation throughout, the property offers generous accommodation and fantastic scope to modernise, personalise and add significant value.

The apartment comprises two spacious double bedrooms, a bright and welcoming reception room, a modern fitted kitchen, and two bathrooms, offering a well-balanced layout with excellent potential. Although in need of updating, the generous proportions provide the perfect canvas to create a stylish and contemporary home tailored to your own tastes.

Residents benefit from a recently replaced lift, designated parking and beautifully maintained communal grounds, adding to the appeal of this well-managed development. Ideally positioned close to Putney High Street, excellent transport links and an abundance of green open spaces, the property is perfectly suited to first-time buyers, investors or anyone seeking a rewarding refurbishment project in a prime SW15 location.

Offering enormous potential in a highly desirable address, this is a fantastic opportunity to transform a spacious apartment into a truly exceptional home.

To be sold with no onward chain.

Leasehold
164 Years Remaining
Service charges = £2600 per annum.
No ground rent

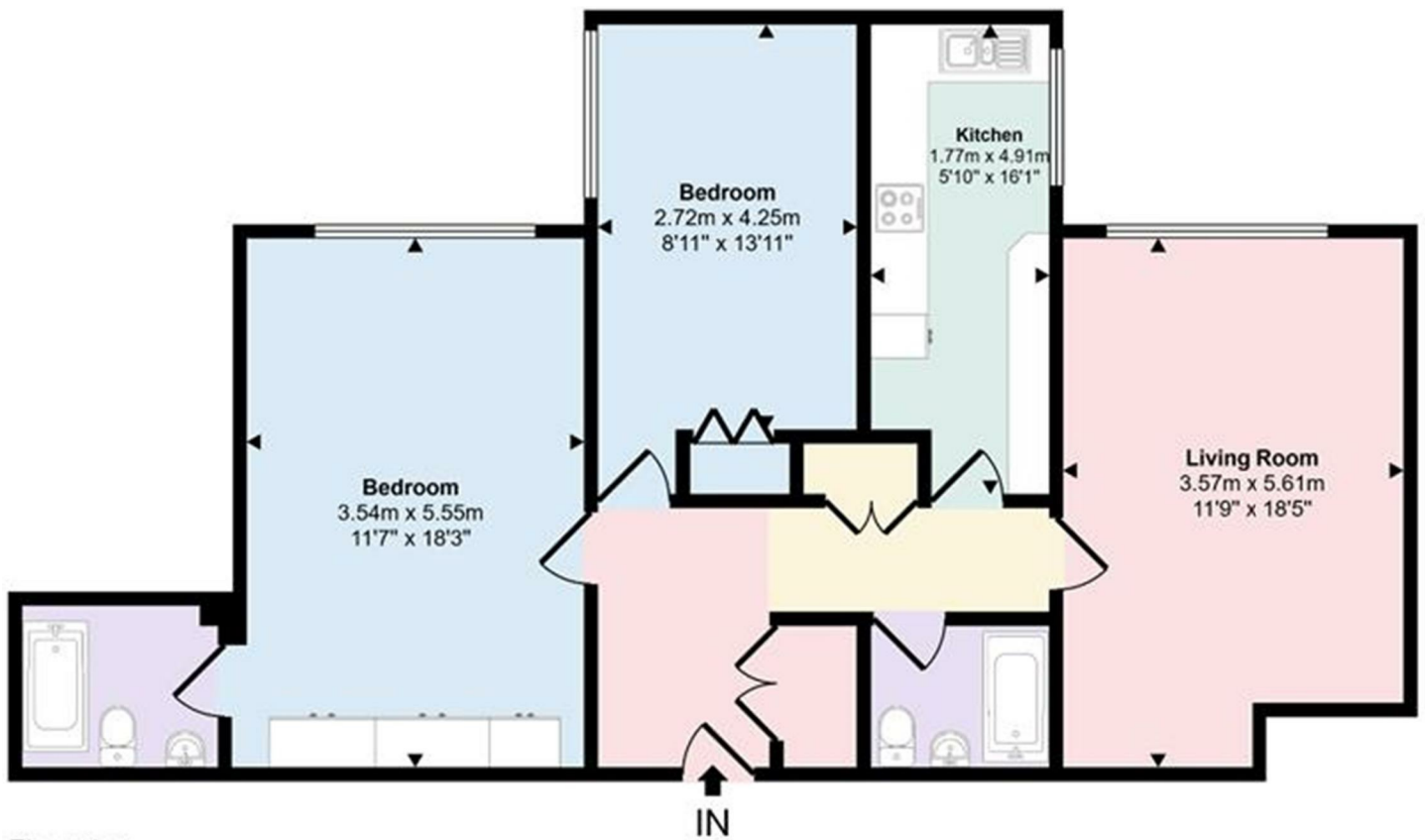


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

West Hill, Lane End, SW15

Approx Gross Internal Area
80 sq m / 862 sq ft



Floorplan

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		
	69	71
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		
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