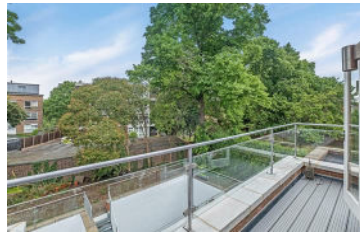




**JAMES  
ANDERSON**



# FOR SALE

# £600,000

West Hill, London, SW15

Price Guide

A well presented 707 Sq Ft Edwardian first floor conversion flat with a private terrace and two double bedrooms. The property is bright and spacious, benefiting from an abundance of natural light, and boasts a great mix of living and entertaining space. The property has a large open plan kitchen/reception room, the kitchen is fitted with integrated appliances, stylish units with plenty of storage and preparation space. The main bedroom is a great size with fitted wardrobes, bay window with access to a private terrace. There is a further double bedroom and a separate large bathroom complete with shower and bath. Parking is available to residents, no onward chain and low services charges.

West Hill is located off the Upper Richmond Road and is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.

EPC rating B.  
Leasehold. 115 year lease. 125 years from 2012  
Service charge, ground rent +insurance - £1100/annul  
Council tax band D

-  Two Double Bedrooms
-  Outstanding Transport Links
-  Large Bathroom, Shower and Bath
-  Excellent Local Schools
-  Open Plan Living
-  Private Terrace
-  High Specification Kitchen
-  Parking Available
-  Leasehold. EPC Rating B. Council tax band D
-  No Chain



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

020 8788 6611

# Downe House

Approximate Gross Internal Area = 707 sq ft / 65.7 sq m



JAMES ANDERSON



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

