



**JAMES
ANDERSON**



FOR SALE

£600,000

33 Pipit Drive, London, SW15

Stunningly presented two-bedroom modern apartment within the quiet and leafy development of Putney Rise on the edge of Putney village. Built in 2016, this stylish and spacious apartment benefits from a large private balcony overlooking wooded communal gardens which enjoy the morning sun.

The apartment itself provides a separate entrance hall, with a built-in storage/utility cupboard. The entrance hall leads through to a open plan kitchen and reception room, which connects into the private balcony. The apartment offers two well-proportioned bedrooms, which both include built in wardrobes and floor to ceiling windows overlooking the private garden. The master bedroom includes an en-suite shower room, in addition to the main bathroom which provides a bath and built-in vanity unit. Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still within its 10-year NHBC warranty. The apartment comes with one dedicated parking space in a secure basement, with an electric charging point. Additional free parking is available on the surrounding streets without the need for a permit. The basement also provides a secure locked bike room.

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 very quick route out of London for weekend escapes.



Two Double Bedrooms



Two Luxury Bathrooms



High Specification Modern Kitchen



Open Plan Living Room



EPC Rating - B



Excellent Transport Links



Outstanding Local Schools



Very Quiet Location, Pretty Outlook



Private Parking, Balcony

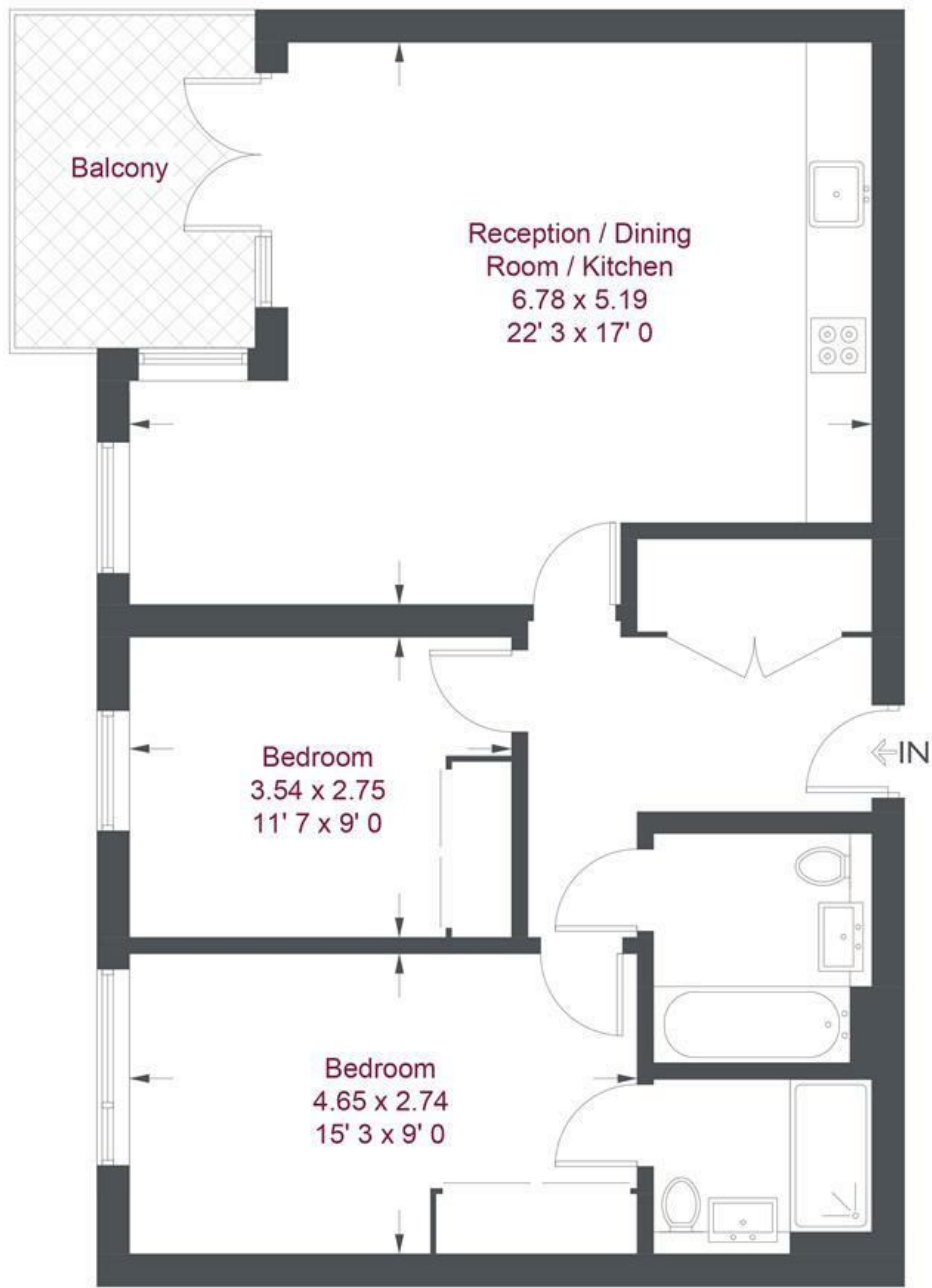


Immaculate, Stunning Example



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

020 8788 6611



Second Floor

Skylark Court

Approximate Gross Internal Area = 794 sq ft / 73.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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