# TO LET

# £2,400 Per Month

142 West Hill, London, SW15

Per Month

New to the market, a two bedroom 819 Sq ft Edwardian ground floor flat with a large private garden and residents parking located a short distance from East Putney Tube Station.

This charming property is light and spacious with high ceilings throughout. There is a large reception room with dual aspect sash windows, both bedrooms are doubles with fitted wardrobes, the main bedroom has direct access to the garden which could easily be used as a reception room if required.

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.

- Two Double Bedrooms
- White Bathroom Suite
- Large Reception Room
- Deposit - £2769.00
- EPC D / Council tax band E / Holding Deposit £553.84

- Outstanding Transport Links
- Excellent Local Schools
- Popular Location
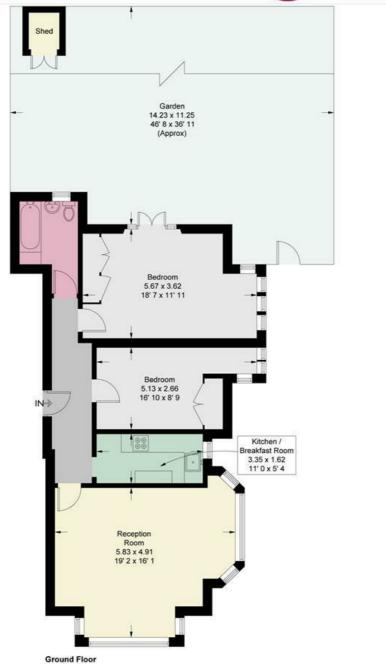- Large Private Garden, Side Access

# West Hill

Approximate Gross Internal Area = 819 sq ft / 76.1 sq m
(Excluding Shed)

**JAMES ANDERSON**

N

Shed

Garden
14.23 x 11.25
46' 8 x 36' 11
(Approx)

Bedroom
5.67 x 3.62
18' 7 x 11' 11

Bedroom
5.13 x 2.66
16' 10 x 8' 9

IN →

Kitchen /
Breakfast Room
3.35 x 1.62
11' 0 x 5' 4

Reception
Room
5.83 x 4.91
19' 2 x 16' 1

**Ground 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 | | 74 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

## Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC