



**JAMES
ANDERSON**

West Hill
London SW15
£795,000



West Hill London SW15

A beautifully renovated two bedroom, two bathroom second floor apartment located within a semi detached Edwardian house on West Hill, Putney.

This stunning property measures 1244 Sq ft with a fantastic layout. The current owner has recently reconfigured and renovated to the highest of standards, no expense has been spared with a true attention to detail. The proportions are excellent throughout with a large hallway, W.C, living room with space to dine, a spectacular, fully equipped kitchen with vaulted ceiling, exposed beams and flooded with natural light.

The bedrooms are both doubles with built in wardrobes and En-Suite bathrooms, beautifully finished and very stylish. There is ample storage space in the eaves and also access to a huge loft space which is demised to this apartment. The loft space (STPP) does have potential to be converted into another bedroom and bathroom, its a very large space and does offer the opportunity to add further value to the property in the future.

The property is located close to the junction of Lytton Grove and West Hill and is within a very short walk of both East Putney underground station and Putney main line station. There are also numerous buses with swift access to Clapham Junction and beyond.

Share of freehold

Lease years remaining 84 (To be extended)

Council tax band E

EPC rating C













West Hill

Approximate Gross Internal Area = 1244 sq ft / 115.6 sq m
(Excluding Reduced Headroom / Eaves)


Reduced Headroom / Eaves = 364 sq ft / 33.8 sq m

Total = 1608 sq ft / 149.4 sq m



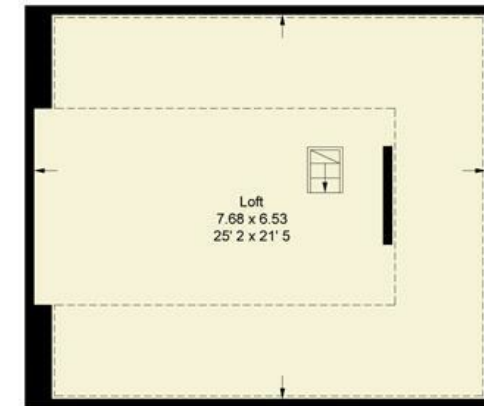
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 = Reduced headroom below 1.5m / 5'0"



Second Floor
1075 sq ft / 99.9 sq m
(Including Reduced Headroom / Eaves)



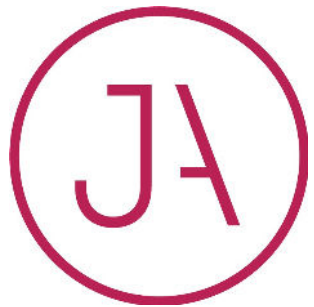
Loft
533 sq ft / 49.5 sq m
(Including Reduced Headroom)



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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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