



**JAMES
ANDERSON**



FOR SALE

£625,000











Westleigh Avenue, London, SW15

A delightful two-bedroom end-of-terrace house nestled in a private cul-de-sac just off Putney Hill.

This well-presented home is spread across two floors and features a light and spacious open-plan living space with an excellent sized front and rear garden with side access. Upstairs are two double bedrooms, built-in storage, a modern bathroom suite and sizeable loft. Measuring 611ft it has potential to extend (STPP).

Westleigh Avenue is a tranquil cul-de-sac very close to Putney High Street, transport links, local shops, outstanding schools and green spaces. Ideal for a growing family.

No chain
Freehold
EPC Rating E
Council Tax Band D

-  Two Double Bedrooms
-  Superb Transport Links
-  Modern Bathroom Suite
-  Outstanding Local Schools
-  Open Plan Living Space
-  Peaceful Location, Well Kept Development
-  Modern Kitchen
-  End of Terrace
-  EPC rating E - Council tax band C - Freehold
-  Potential to Extend (STPP)



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

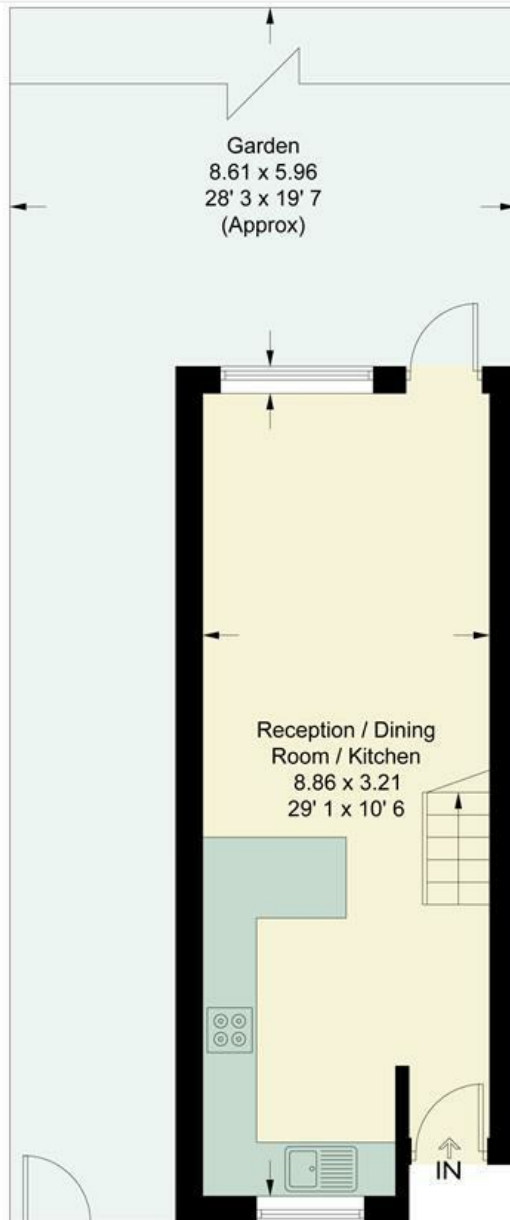
0208 785 4400

Westleigh Avenue

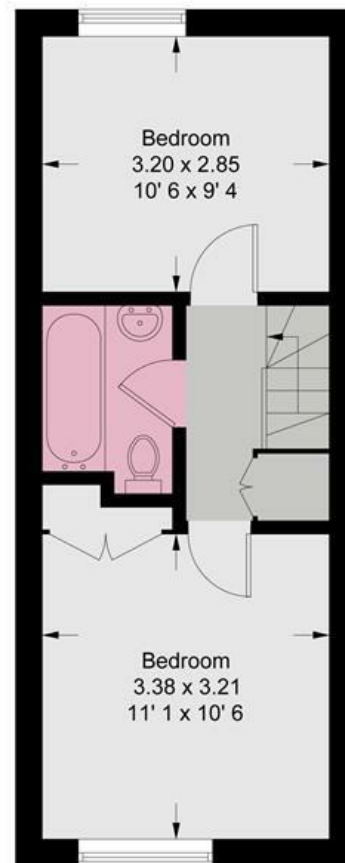
Approximate Gross Internal Area = 611 sq ft / 56.8 sq m



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Ground Floor
303 sq ft / 28.2 sq m



First Floor
308 sq ft / 28.6 sq m



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

