



JAMES
ANDERSON



FOR SALE

£550,000

West Hill, London, SW15

A beautifully presented two-bedroom, two-bathroom period conversion flat with parking and three private terraces. This light and spacious property measures 912 sq ft with an excellent layout, ideal for sharers. It benefits from two large bedrooms, two en-suite bathrooms, an additional guest toilet and a private terrace for each bedroom. The living room is open plan with a grey, modern fitted kitchen with integrated appliances and access to a terrace.

There is a private off-street parking space and the property will be sold with no onward chain.

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. The A3 is also very close for quick and easy access out of London and there is a convenient local bus service to Richmond, Clapham Junction and beyond.

Share of freehold
990 years remaining
Council tax band D
EPC rating D

EPC rating D



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

0208 785 4400

Internal Area = 912 sq ft / 84.7 sq m



must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to This plan must not be relied upon when making property valuations, design considerations or any other such relevant responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in s 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	78

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		

