



**JAMES
ANDERSON**



FOR SALE

£595,000

West Hill, London, SW15

A well presented 705 Sq Ft Edwardian first floor conversion flat with a large private terrace, two double bedrooms and two bathrooms. The property is bright and spacious, benefiting from an abundance of natural light and boasts a great mix of living and entertaining space. The property has a large open plan kitchen/reception room with direct access to the terrace, the kitchen is sleek and modern with integrated appliances and plenty of storage space.

The main bedroom benefits from fitted wardrobes and an En-suite shower room. There is a further double bedroom with fitted wardrobes and direct access to the terrace via French doors. To be sold with no onward chain and low services charges.

The terrace is a superb benefit to this property, a fantastic space to entertain and host summer BBQ's. It is south facing and very private.

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



Two Double Bedrooms



Two Bathrooms (One-En-Suite)



Open Plan Living



Modern Fitted Kitchen, Integrated Appliances



Superb Transport Links



Outstanding Schools Close By



Huge Private Terrace, South Facing



No Onward Chain



705 Sq Ft



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

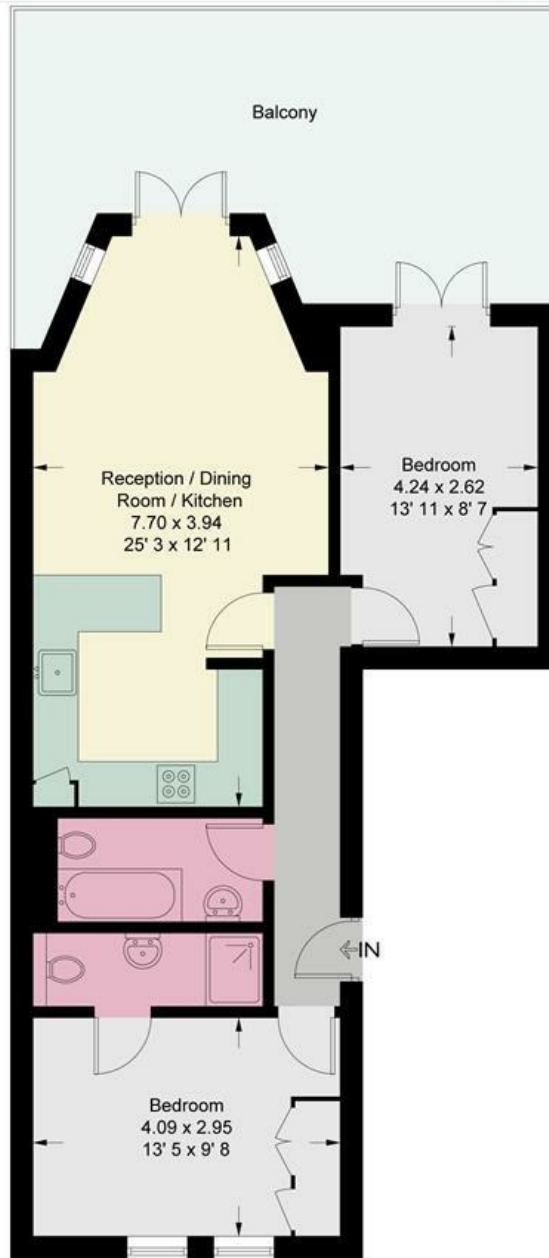
0208 785 4400

Downe House

Approximate Gross Internal Area = 705 sq ft / 65.5 sq m



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First 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
<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	77	80

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			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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