



**JAMES
ANDERSON**



FOR SALE

£499,999

Pipit Drive, London, SW15

A stylish and modern two-bedroom first floor apartment within the quiet and leafy gated development of Putney Rise on the edge of Putney. Built in 2016, this beautifully presented and spacious apartment features a spectacular reception room, ideal for entertaining.

Featuring 686 square feet of living space, this immaculate apartment includes an entrance hall, built-in storage and utility cupboard. The entrance hall opens onto a spacious large open reception room plan kitchen/dining area with access to a private terrace. The apartment offers two well-proportioned double bedrooms and a modern bathroom.

Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still well within its 10-year NHBC warranty. The apartment comes with a dedicated parking space in a secure underground car park, with an electric car charger point, and secure bike store. To be sold with a long leasehold (992 years).

Putney Rise is a 1-minute walk to Putney Heath, which in turn links into Wimbledon Common and Richmond Park which provide over 6,000 acres of open and wooded walking trails to explore. There are two excellent local pubs within a stone's throw and Putney High Street is a c.10-minute walk that provides a wide variety of bars, restaurants, cafes and shops. The location is very well served by transport links, with Putney mainline station (zone

-  Two double bedrooms
-  Modern bathroom
-  Open plan living with underfloor heating
-  High specification kitchen, integrated appliances
-  Great transport links close by
-  Next to the Ark Academy
-  Underground designated parking space, electric charge points
-  Immaculate development
-  Private terrace
-  No onward chain

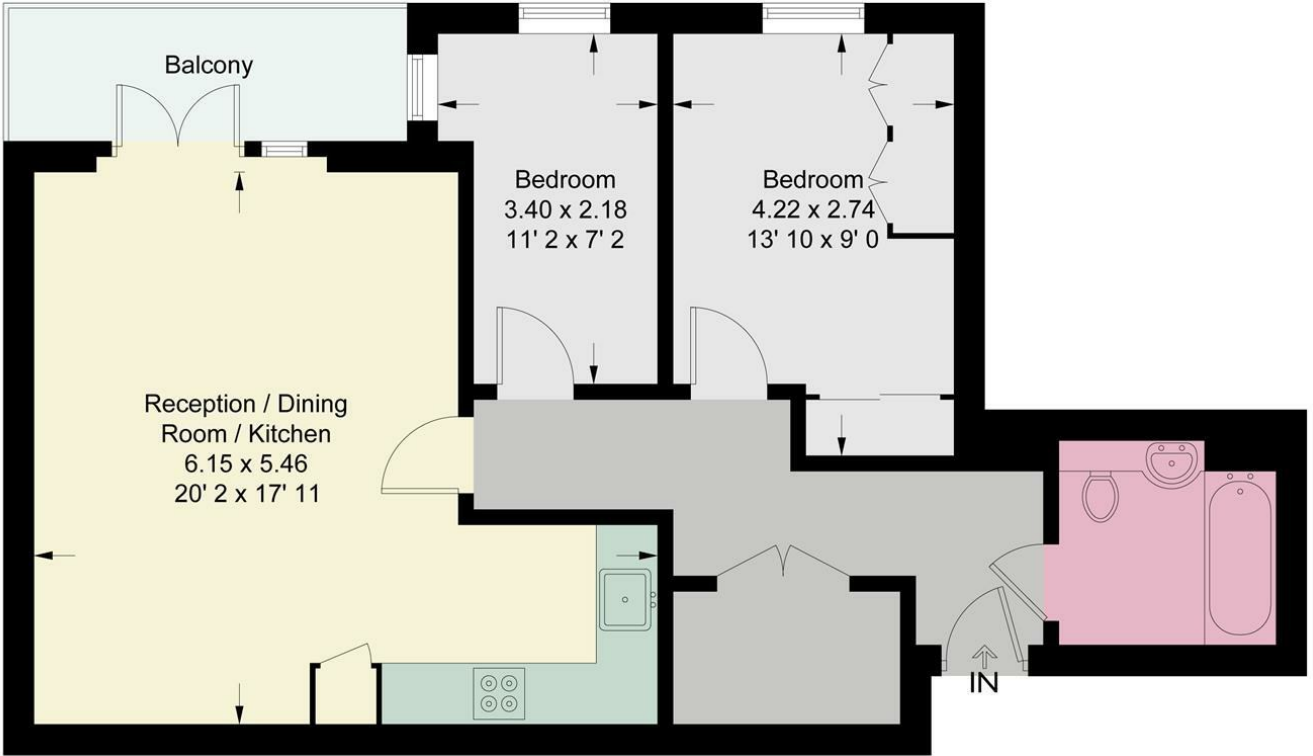


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Wagtail Court

Approximate Gross Internal Area = 686 sq ft / 63.7 sq m



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
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	86	86

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		

