



JAMES  
ANDERSON



## FOR SALE

**£625,000**

Westleigh Avenue, London, SW15

A stylish and modern two-bedroom first floor apartment within the quiet and leafy 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 895 square feet of living space, this larger than average apartment includes a private entrance from the ground floor leading to the first floor hallway with built-in storage and a utility cupboard. This opens onto a spacious large open reception room plan kitchen/dining area with access to a private terrace and views of the communal gardens. The apartment offers two well-proportioned double bedrooms and delightful views through floor to ceiling windows, the main bedroom has a built-in storage and an En-suite shower room. The second bedroom enjoys south facing views over the landscaped gardens.

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 (991 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 2) providing a direct service into Waterloo in c.13 minutes and East Putney tube station providing District Line services into central London. The A3 is a c.3-minute drive, providing a quick route out of London for weekend escapes.

Long leasehold, 991 years remain

EPC Rating B,

Council Tax Band E

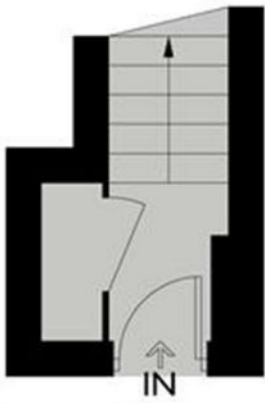
Service charge £3586 PA

Ground rent £525 PA

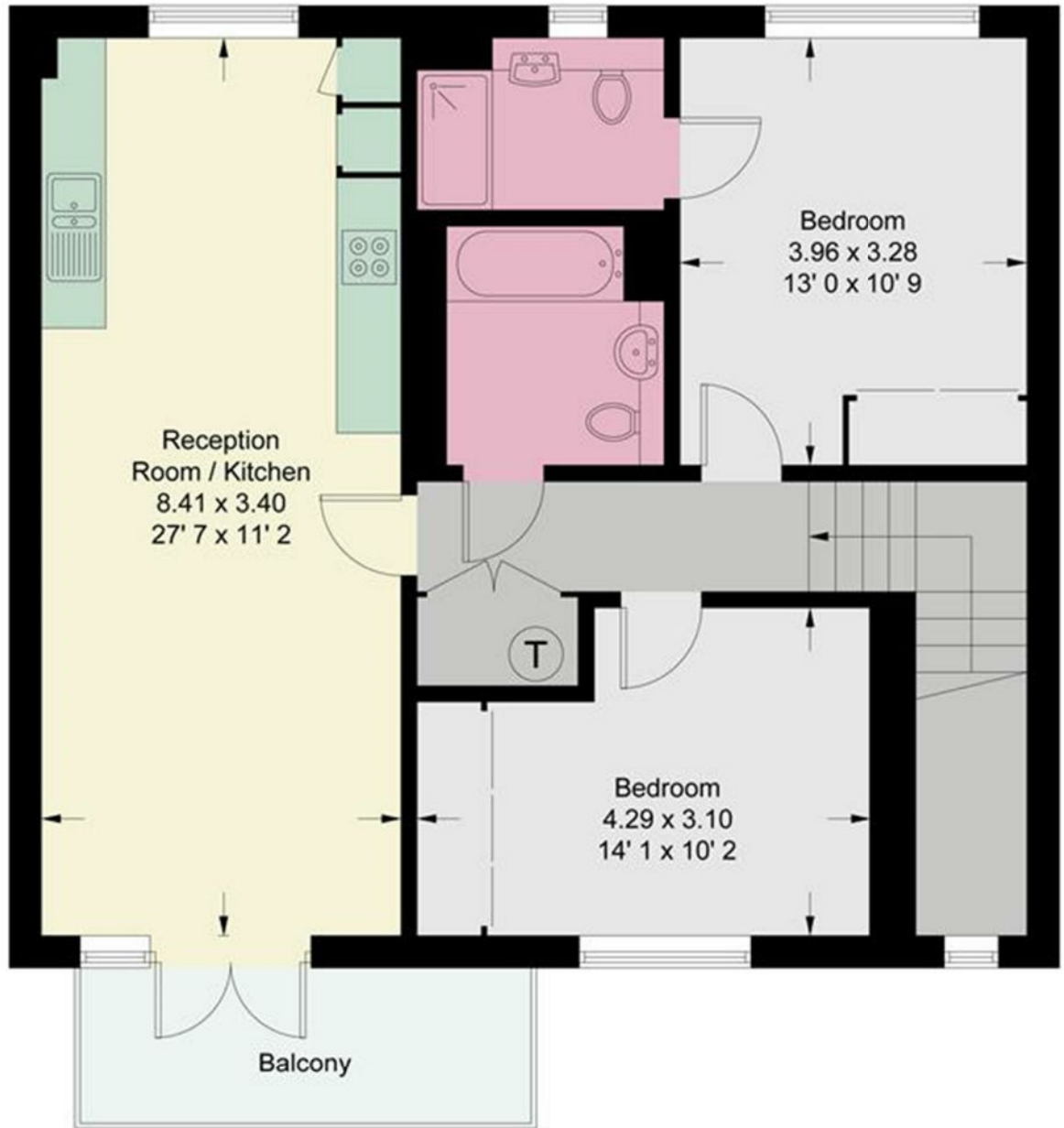


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



**Ground Floor**  
41 sq ft / 3.8 sq m



**First Floor**  
854 sq ft / 79.4 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

