



JAMES
ANDERSON



TO LET

West Hill, London, SW15

£2,700 Per Month

Per Month

A spacious and bright two bedroom conversion flat, set on the first floor of an impressive Victorian house on West Hill. The property offers generous and well proportioned accommodation throughout, comprising two double bedrooms, large reception room with a feature fireplace, a spacious eat-in kitchen/diner and a family sized bathroom. Large windows and excellent natural light create a bright and welcoming feel, while the generous room sizes make the property ideal for both everyday living and entertaining.

The property is positioned opposite the green open spaces and woodland of Putney Heath, while Richmond Park and Wimbledon Common are also within easy reach, offering excellent opportunities for walking, cycling and running.

Located within easy reach of East Putney Underground Station, as well as Putney and Wandsworth Town rail stations, this home provides excellent transport links into and across London.

The area is also well served by highly regarded schools and local bus routes providing convenient connections to Putney, Fulham and surrounding areas. The nearby A3 offers straightforward access out of London.



Two double bedrooms



Family bathroom



Kitchen | breakfast room



Large bright reception room



EPC C | Council tax D | holding deposit £623.07



Putney train station



Putney high street



Unfurnished



Available now



Deposit £3115.38



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

0208 785 4400



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Approx Gross Internal Area
75 sq m / 812 sq ft



Floorplan

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		
	73	81
England & Wales	EU Directive 2002/91/EC 	

