



JAMES
ANDERSON



FOR SALE

West Hill, London, SW15

PRIVATE GARDEN

Set in the sought-after West Hill area of Putney, this well-presented ground-floor studio apartment offers comfortable and versatile living in a converted period semi-detached house. The property benefits from its own private entrance and a private garden, providing a rare combination of privacy and outdoor space.

Inside, the apartment is in good condition throughout, with a well-proportioned studio room and separate bathroom. The flexible layout makes it easy to create a comfortable living and sleeping area, while the garden offers an additional space to relax or entertain.

The property is offered with no onward chain, making it an ideal choice for a first-time buyer, downsizer or investor looking for a well-located property in Putney.

West Hill is a popular residential area, with a good selection of local shops, cafés and restaurants nearby, as well as convenient transport links into Central London. With its period character, private garden and excellent location, this is a property that offers plenty of appeal without compromising on practicality.

£250,000

Offers In Excess Of



Studio Apartment



Lovely Modern Bathroom



Impressive Studio Space, High Ceilings



Modern Fitted Kitchen



EPC Rating E | Share of Freehold | Council Tax Band C



Excellent Transport Links



Outstanding Universities Close By



Private Garden, Private Entrance



Ideal Investment, Air B&B



No Onward Chain

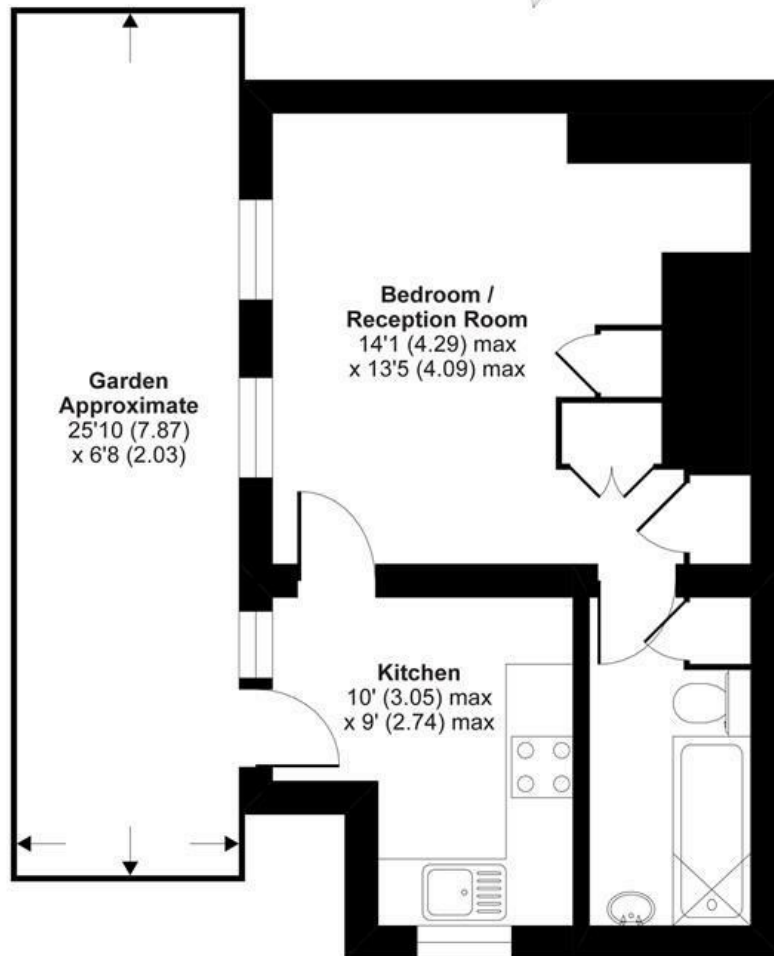


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

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APPROX. GROSS INTERNAL FLOOR AREA 335 SQ FT 31.1 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

