JAMES ANDERSON











FOR SALE

£410,000

West Hill, London, SW15

Guide Price

Situated in the desirable residential area of West Hill, Putney, this well-proportioned two double bedroom purpose-built apartment offers spacious accommodation, excellent transport connections and the added benefit of a private garage. Offered to the market with no onward chain, this property presents an ideal opportunity for first-time buyers, professional couples, small families or investors seeking a property in a popular South West London location.

The apartment features a bright and spacious reception room, providing a welcoming environment for both relaxing and entertaining. The generous proportions offer flexibility for a variety of furniture arrangements, creating a comfortable living space to suit modern lifestyles.

There are two well-sized double bedrooms, offering versatile accommodation for residents, guests or those requiring a dedicated home office. The property also benefits from ample storage throughout, helping to maximise the available living space and maintain a practical, organised home.

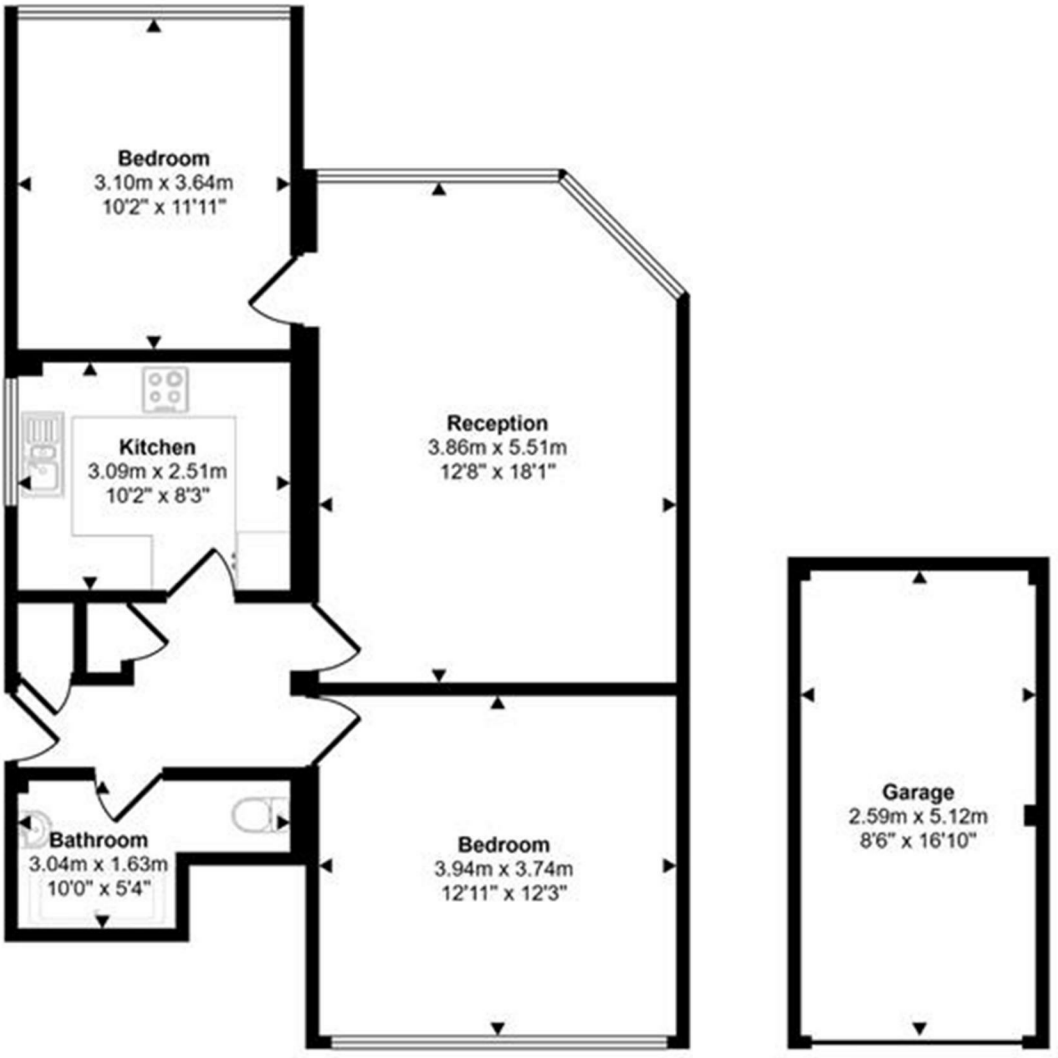
A particularly appealing feature is the private garage, providing secure parking or valuable additional storage – a sought-after advantage in London living.

Conveniently positioned in West Hill, the property benefits from excellent transport links, providing access to central London and surrounding areas. Putney offers a fantastic balance of urban convenience and residential charm, with a variety of local shops, cafés, restaurants and everyday amenities within easy reach. The wider area also offers green open spaces and leisure facilities, making it an attractive location for a range of buyers.

Combining two double bedrooms, generous living accommodation, a private garage and the advantage of no onward chain, this apartment represents an excellent opportunity to secure a home in the sought-after Putney area.

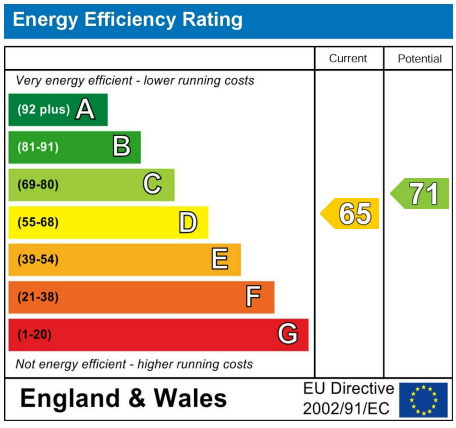
Tenure - SOF - 938 years remain in lease
Service Charge - £1812.64 P/A
Ground Rent - £35 P/A
EPC Rating - D
Council Tax Band - D

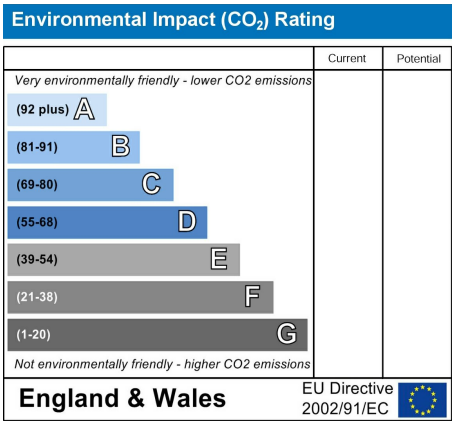
Approx Gross Internal Area
81 sq m / 875 sq ft



Floorplan
Approx 68 sq m / 732 sq ft

Garage
Approx 13 sq m / 143 sq ft





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