

JAMES ANDERSON

Westleigh Avenue
London SW15
Price Guide £575,000




# Westleigh Avenue
# London SW15

An exceptional opportunity to acquire this two-bedroom second floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this stylish apartment features two bathrooms, a recently replaced kitchen, two balconies and secure, underground parking.

Featuring 827 square feet of living space, this beautifully presented apartment features open plan living with a kitchen/dining area offering a versatile space to entertain and work from home. The kitchen has been replaced and redesigned with stylish modern cupboards, quartz worktops providing lots of storage space vs the previous design.

The apartment offers two well-proportioned double bedrooms and delightful views through floor to ceiling windows, the main bedroom has several built-in wardrobes and an En-suite shower room. The second bedroom benefits from a fitted wardrobe and direct access to a private balcony.

There is an electric car charger point, and secure bike store. To be sold with a long leasehold (990 years) and no onward chain.

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 brilliant local nurseries (Gwendolen House, noddys) and some of the best schools in the country (Putney High, Prospect House) 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.

Leasehold, 989 years
Service charge £5500 PA
Ground rent £798.22 PA




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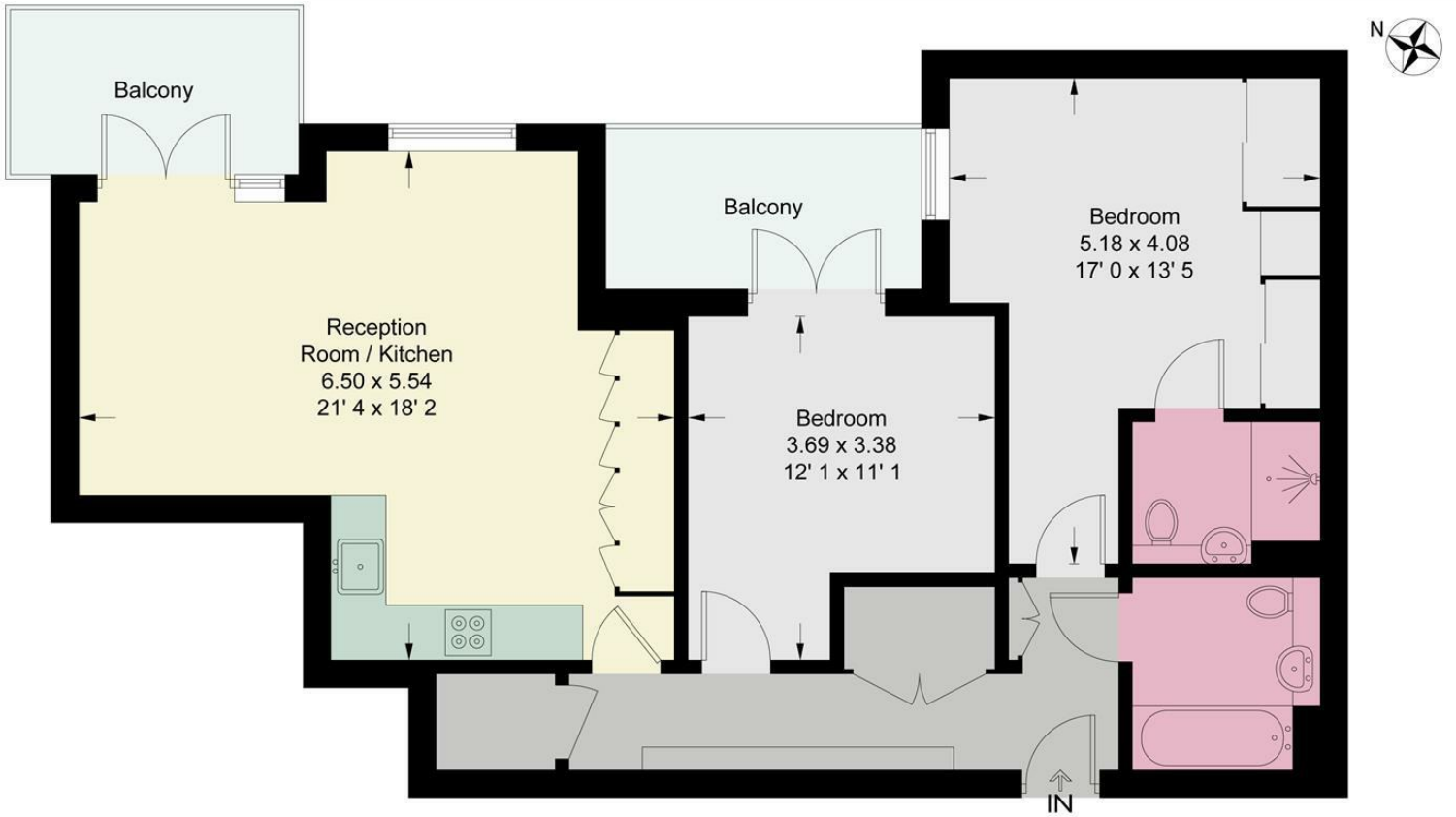

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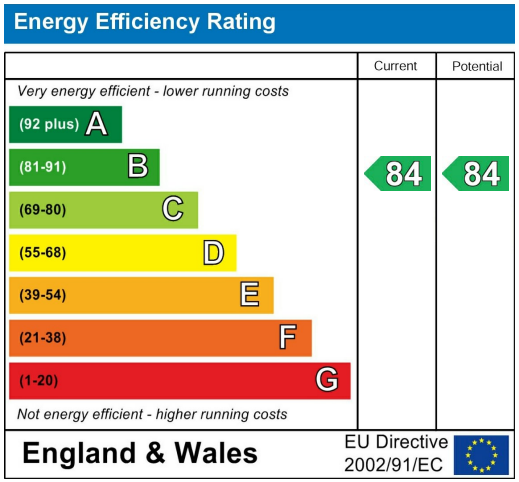
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Approximate Gross Internal Area = 827 sq ft / 76.8 sq m

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Second 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.

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