

JAMES ANDERSON

Pipit Drive
London SW15
Guide Price £550,000



Pipit Drive
London SW15

Nestled in the serene Pipit Drive, London, this exquisite two-bedroom flat in Wagtail Court offers a perfect blend of modern living and tranquillity. Built in 2016, the property is in excellent condition and boasts a spacious 756 square feet of well-designed living space.

Upon entering, you are welcomed into a bright reception room that seamlessly connects to a private balcony, providing a delightful outdoor space to enjoy your morning coffee or unwind in the evening. The flat features two generously sized double bedrooms, including a master suite with an en-suite bathroom, ensuring comfort and privacy for all residents. A second bathroom serves the remaining bedroom and guests, adding to the convenience of this lovely home.

Residents will appreciate the lift access, as well as the added benefits of underground parking and a secure bike store. The property is situated within a gated community, enhancing security and peace of mind. The communal gardens offer a beautiful green space for relaxation and socialising with neighbours.

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) and Putney High Street is a c.10-minute walk that provides a wide variety of amenities. 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 = 990+ Years Remaining
Service charges = £4700 p.a.
EPC Rating B


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BOSTON LAGER




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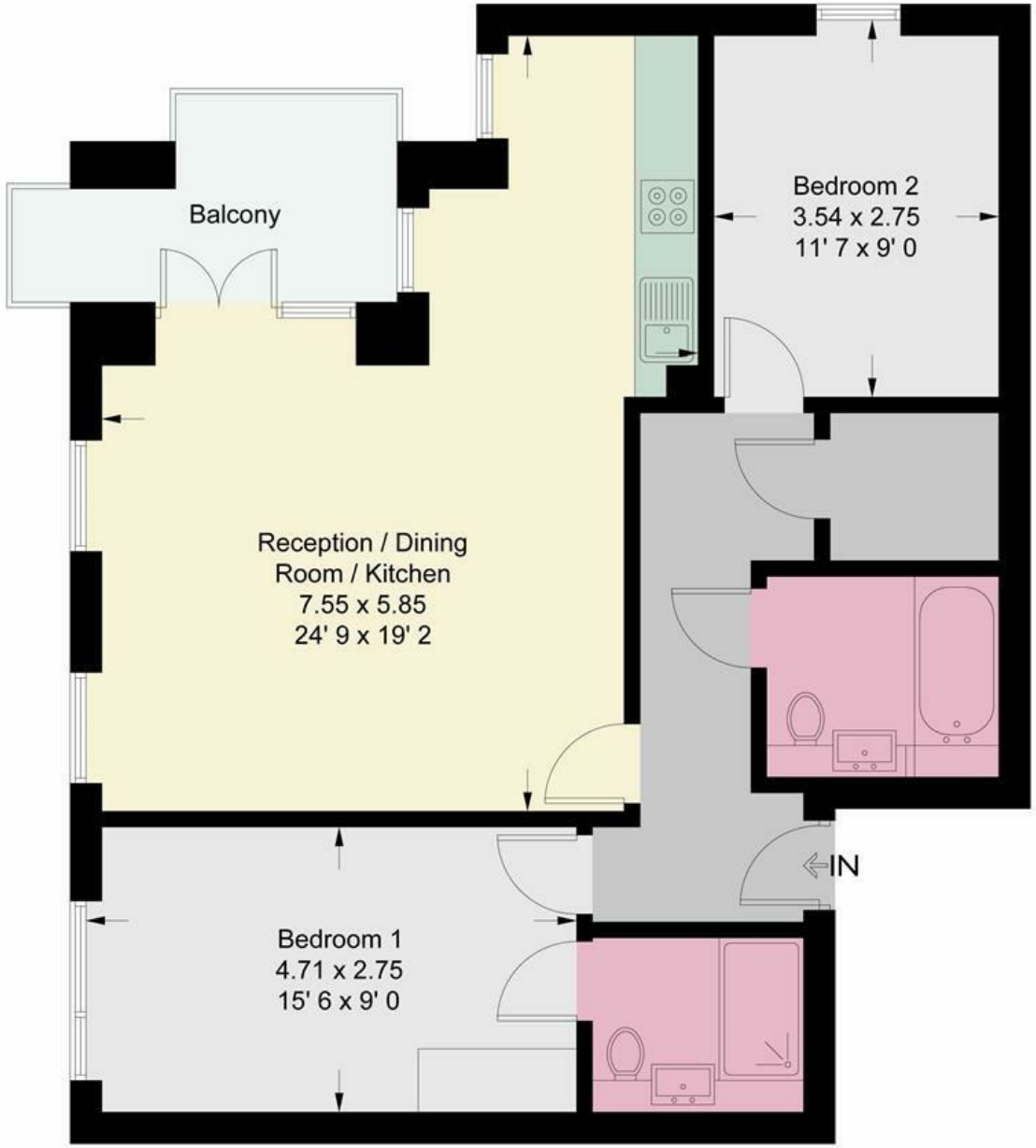

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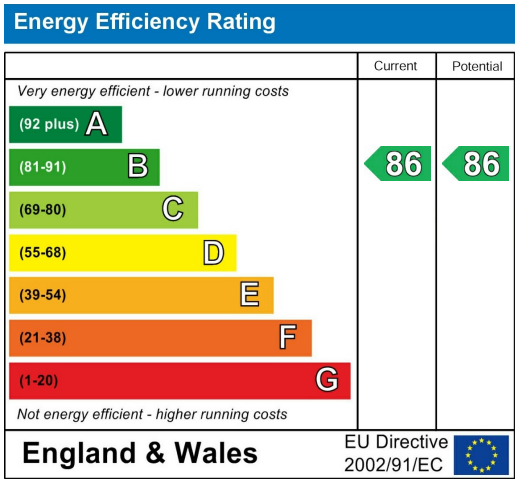


Wagtail Court

Approximate Gross Internal Area = 756 sq ft / 70.2 sq m

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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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