

JAMES ANDERSON

West Hill

London SW15

Offers In Excess Of £875,000



West Hill
London SW15

Nestled in the desirable area of West Hill, London, this 1223 Sq ft exquisite ground floor Edwardian garden flat offers a perfect blend of modern living and classic charm. Boasting three spacious bedrooms, an en suite shower room and well-appointed family bathroom, this property is equally ideal for families, downsizers or professionals seeking a comfortable and stylish home.

Upon entering, you are greeted by a large hallway with lots of storage and double doors leading through to a huge open-plan kitchen reception room with tall ceilings, bathed in natural light. The stunning bay window not only enhances the aesthetic appeal but also provides direct access to a private garden. This outdoor space is perfect for enjoying a morning coffee and benefits from facing west with direct access to a large, well maintained communal garden.
A huge benefit is the designated off-street parking space for one vehicle, a must have in London.

The property is a short walk from East Putney underground station and Putney rail station is also close by. The green open spaces and woods of Putney Heath, Richmond Park and Wimbledon Common are all within easy reach, ideal for long walks, cycling and running. The property also benefits from a wide choice of excellent local schools and a convenient bus service to Putney, Fulham and beyond. The A3 is very close for quick and easy access out of London and the property is being sold chain-free.

Leasehold
117 years remain
Ground rent £250 PA
Service charge £4500 PA
EPC rating B
Council tax band E




BREA
Schweppes









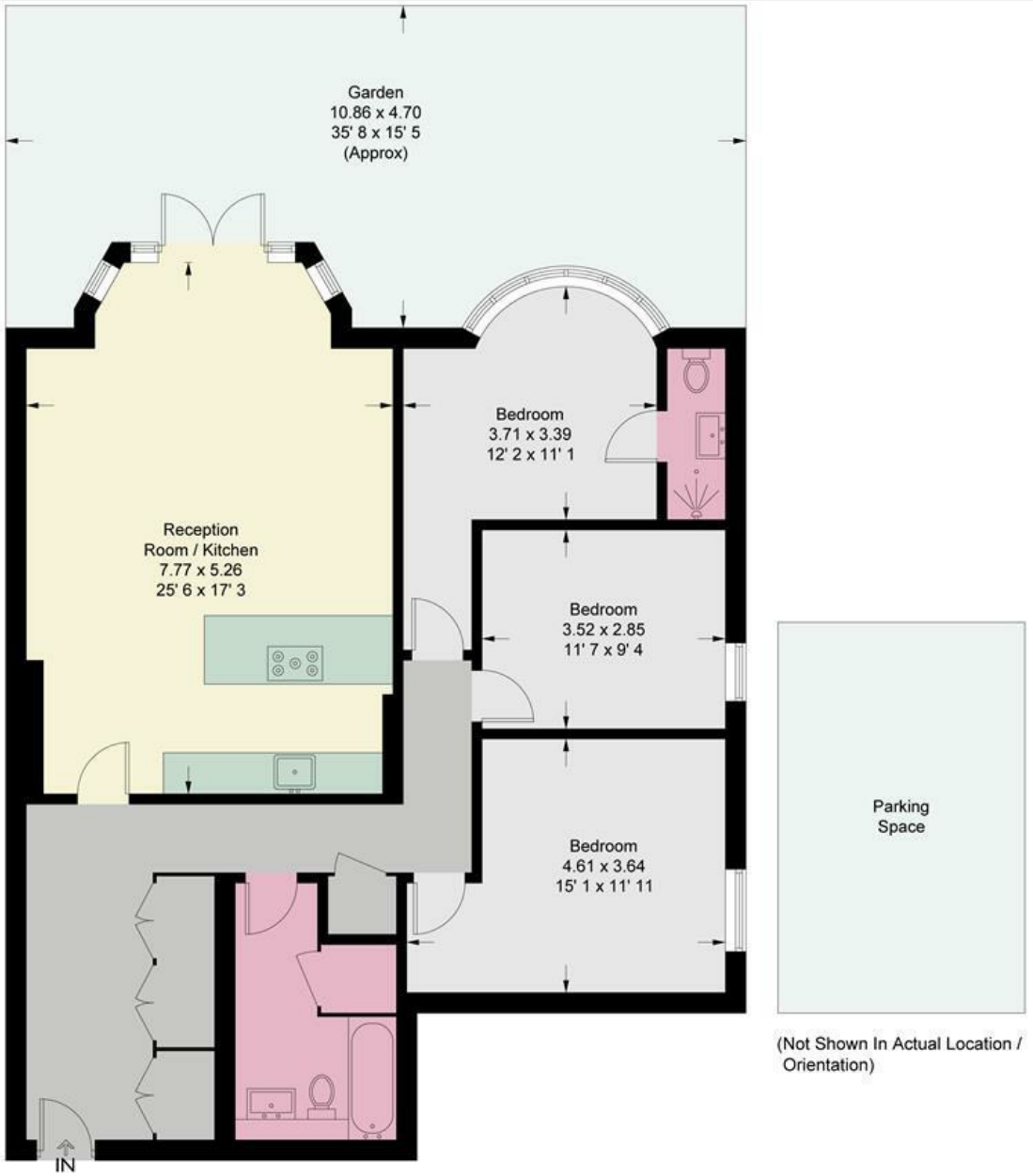




Fountain House

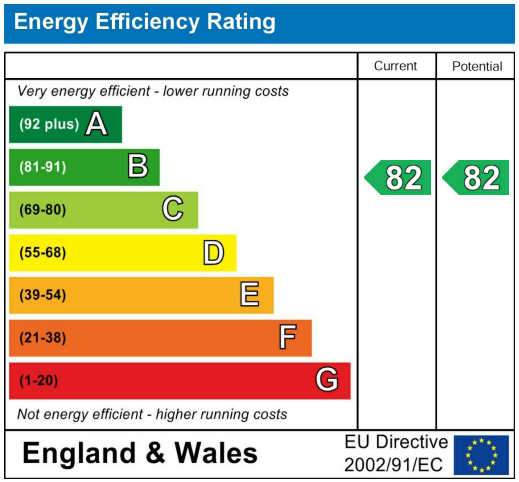
Approximate Gross Internal Area = 1223 sq ft / 113.6 sq m

JAMES ANDERSON



(Not Shown In Actual Location / Orientation)

Ground Floor



JAMES ANDERSON

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.



151 Upper Richmond Road
Putney
London
SW15 2TX

0208 785 4400
sales@japutney.co.uk