



**Cotman Close, London SW15 6RG**





**welcome to**  
**Cotman Close, London**

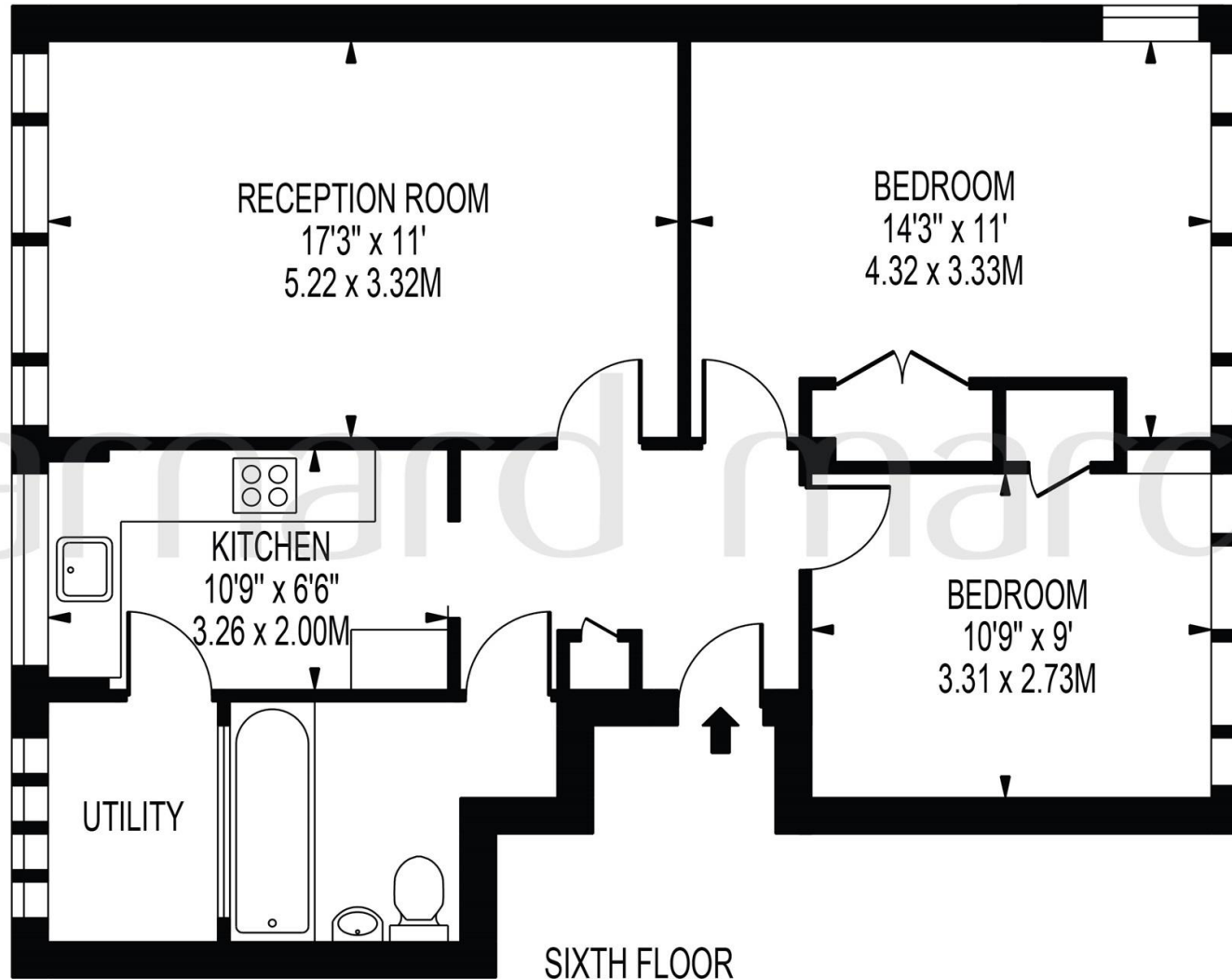
A wonderful opportunity to purchase this 2-bedroom apartment located on the 6th floor of this extremely popular gated purpose built development. The accommodation comprises of a large reception room, separate kitchen, two bedrooms, utility room and bathroom. Added benefits include lift, garage, store room and communal gardens.

Westleigh Avenue is well located close to Putney's amenities and transport links via East Putney Underground station and Putney Rail station, as well as being a quiet tree lined residential road, within easy reach of the Putney Heath.



# COTMAN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.67 SQ M



SIXTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## Cotman Close, London

- Communal Gardens
- Large reception room
- Utility Room
- Two Double Bedrooms
- Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £399,950



**view this property online** [barnardmarcus.co.uk/Property/PUR107267](https://www.barnardmarcus.co.uk/Property/PUR107267)



Property Ref:  
PUR107267 - 0008

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Please note the marker reflects the  
postcode not the actual property