



**Heath Rise, London SW15 3HF**





**welcome to**  
**Heath Rise, London**

A wonderful opportunity to purchase this beautifully presented 3 bedroom apartment located on the first floor of this prestigious gated art-deco purpose built development. The accommodation comprises of a large reception room, separate kitchen, three double bedrooms and bathroom. Added benefits include parking, communal gardens and residents' tennis courts.

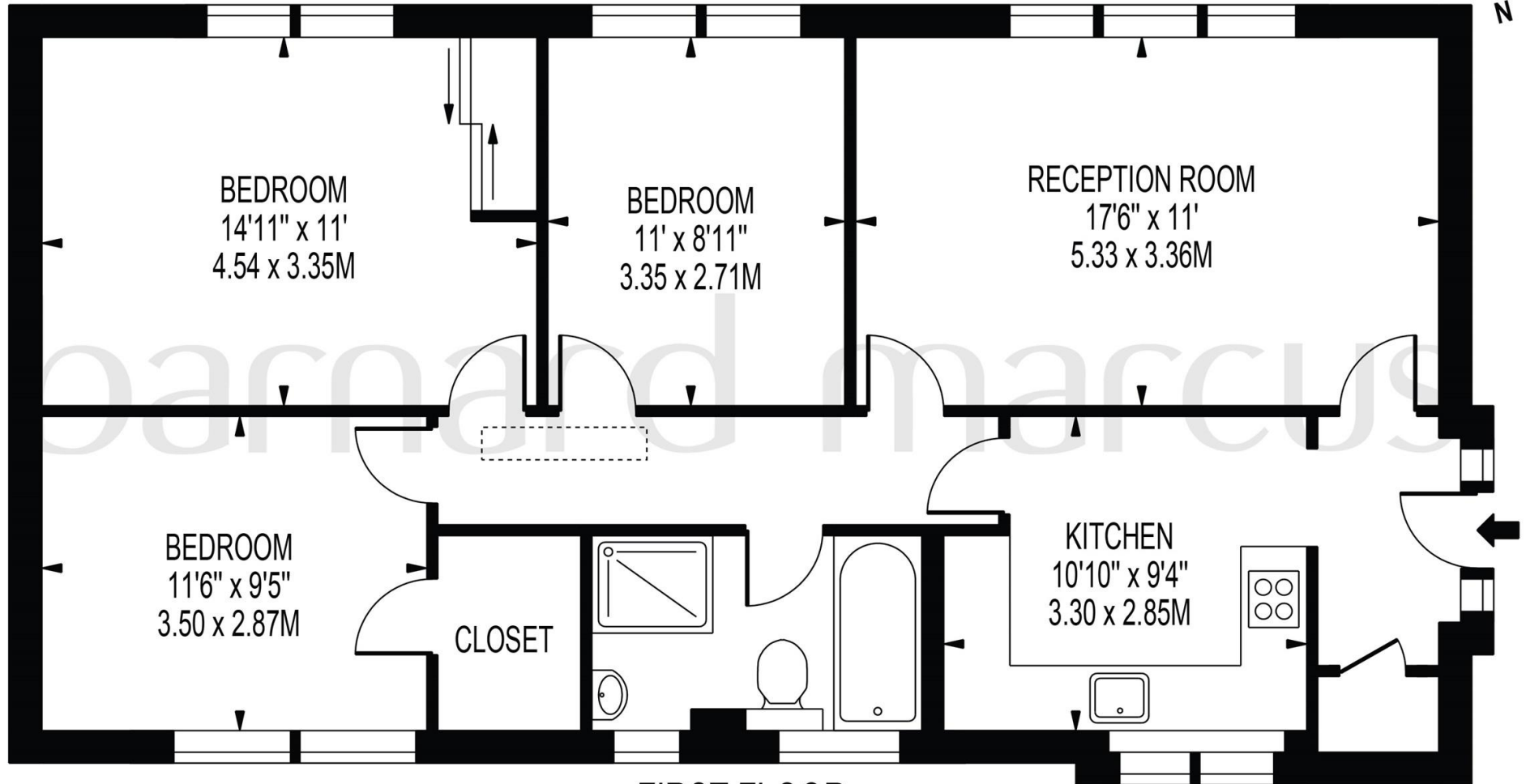
Heath Rise is conveniently located off Putney Hill in close proximity to the open spaces of Putney Heath and Wimbledon Common. It is close by to Putney High Street and within easy reach of both Putney Mainline Station (National Rail) and East Putney Underground Station (District Line) with their swift West End and City communications.

Putney High Street offers excellent multiple and specialist shopping facilities.



# HEATH RISE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 885 SQ FT - 82.22 SQ M



## FIRST 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.

## welcome to Heath Rise, London

- First Floor
- Share of the Freehold
- Resident Caretaker
- Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £825,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107277](https://barnardmarcus.co.uk/Property/PUR107277)



Property Ref:  
PUR107277 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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