



# Pipit Drive

London, SW15

Asking Price £550,000

Nestled away on a private road, this contemporary apartment offers over 656 sq. ft. of living accommodation, situated on the second floor of this modern block.



# Pipit Drive

## London, SW15

- Secure Gated Development on Private Road
- Two Double Bedrooms
- Allocated Secure Underground Parking Space
- Underfloor Heating Throughout
- Private West facing balcony
- Lift Access
- Chain free



This stunning two double bedroom apartment benefits from a large private West facing balcony, underfloor heating and allocated underground parking.

The property comprises an open-plan living room, with plenty of space for dining, and a quality fitted kitchen, master bedroom with built-in wardrobes, a second double bedroom with a large family bathroom. There is ample storage within the apartment, with the development boasting bike storage, communal gardens and a lift.

Wagtail Court is located in the recently built Putney Rise development, moments from the green spaces of Putney Heath, Wimbledon Common and Richmond Park. Locally, Putney High Street offers numerous shops and eateries as well as the famous Green Man and Telegraph Pub, having both just been refurbished, being within close proximity.

Only a short distance from Putney Mainline Station (Zone 2), East Putney Tube (District Line) and the bus station, there are plenty of transport links providing routes to Central London, as well as Surrey and beyond via the A3

**Tenure:** Leasehold expires 01/01/3014

**Service Charge:** £3913.69 p.a. Maintenance, Central/Underfloor Heating Costs, Tree Surgery, Speed Bumps, Boundary Fences, Gates, Barriers, Lighting, Remedial Works

**Ground Rent:** £525 p.a.

**Local Authority:** Wandsworth

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	85	85
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Putney Sales*

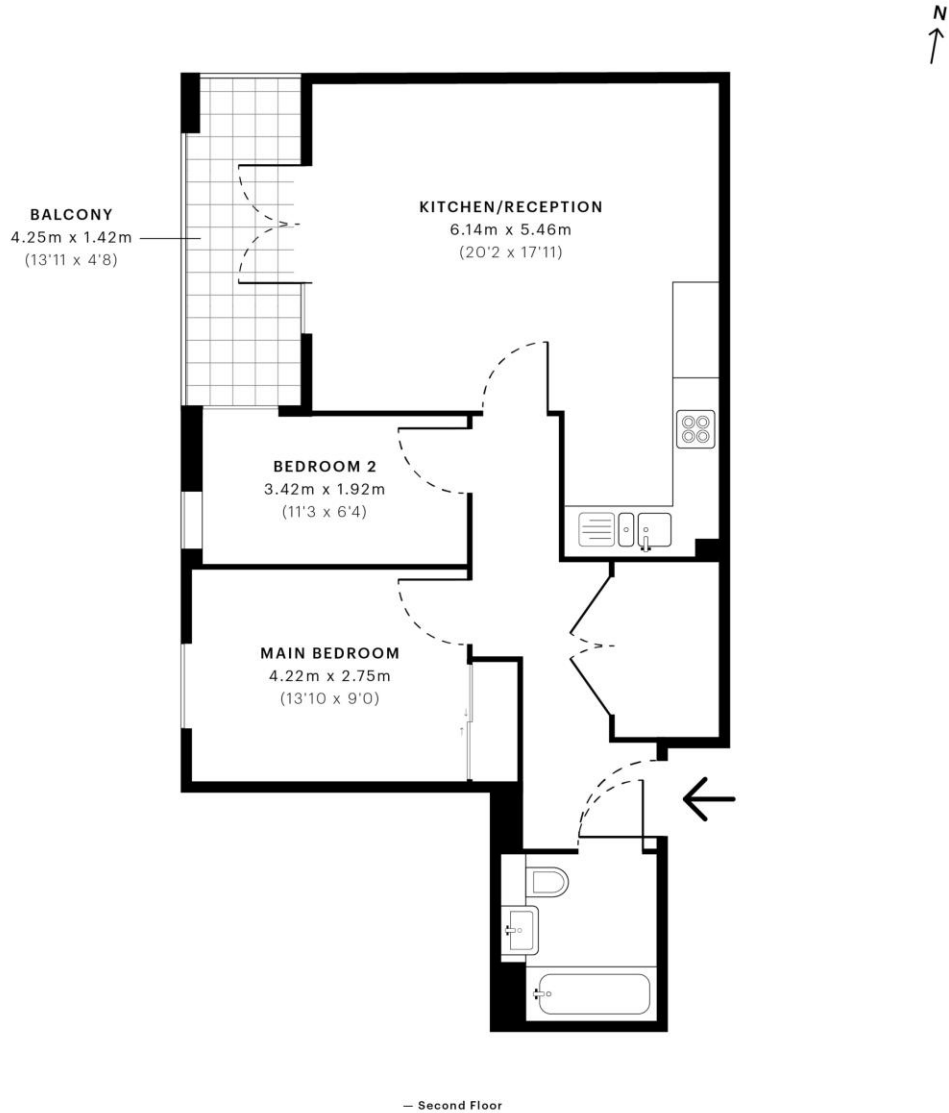
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Wagtail Court, SW15

CAPTURE DATE 15/12/2022 LASER SCAN POINTS 60,180,682

GROSS INTERNAL AREA

60.97 sqm / 656.28 sqft



 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
60.97 sqm / 656.28 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
58.72 sqm / 632.06 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.76 sqm / 62.00 sqft

 RESTRICTED HEAD HEIGHT  
Unusable area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Ploids and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 67.43 sqm / 727.98 sqft  
IPMS 3C RESIDENTIAL: 65.88 sqm / 706.97 sqft

SPEC ID: 56398817440303f0e2061f4ae

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