



**JAMES  
ANDERSON**



## FOR SALE

**£525,000**

### West Hill, London, SW15

A truly exquisite two bedroom Edwardian garden flat located on West Hill, Putney. This splendid residence exudes elegance with its high ceilings, showcasing intricate period features that tell a story of timeless craftsmanship. Natural light floods every room creating a warm and inviting atmosphere.

You are immediately greeted by a grand communal hallway with parquet flooring shared with only two flats. The flat measures a generous 625 Sq ft and comprises a stunning open plan living space, stylish modern kitchen with integrated appliances, space to dine and benefiting from east facing morning sun. There is a modern bathroom suite and two bedrooms; the main bedroom benefits from access to courtyard garden and dressing room. The second bedroom is used as an office with lots of storage and could easily be used as a bedroom if required.

The property also benefits from a utility cupboard, off street parking and a share of freehold. West Hill is located off the Upper Richmond Road and is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Double Bedrooms, Lots of Storage



One Modern Bathroom Suite



Open Plan living



Stylish Fitted Kitchen, Built in Appliances



Off Street Parking



Share of Freehold



625 Sq Ft



Superb Condition



High Ceilings and Period Features

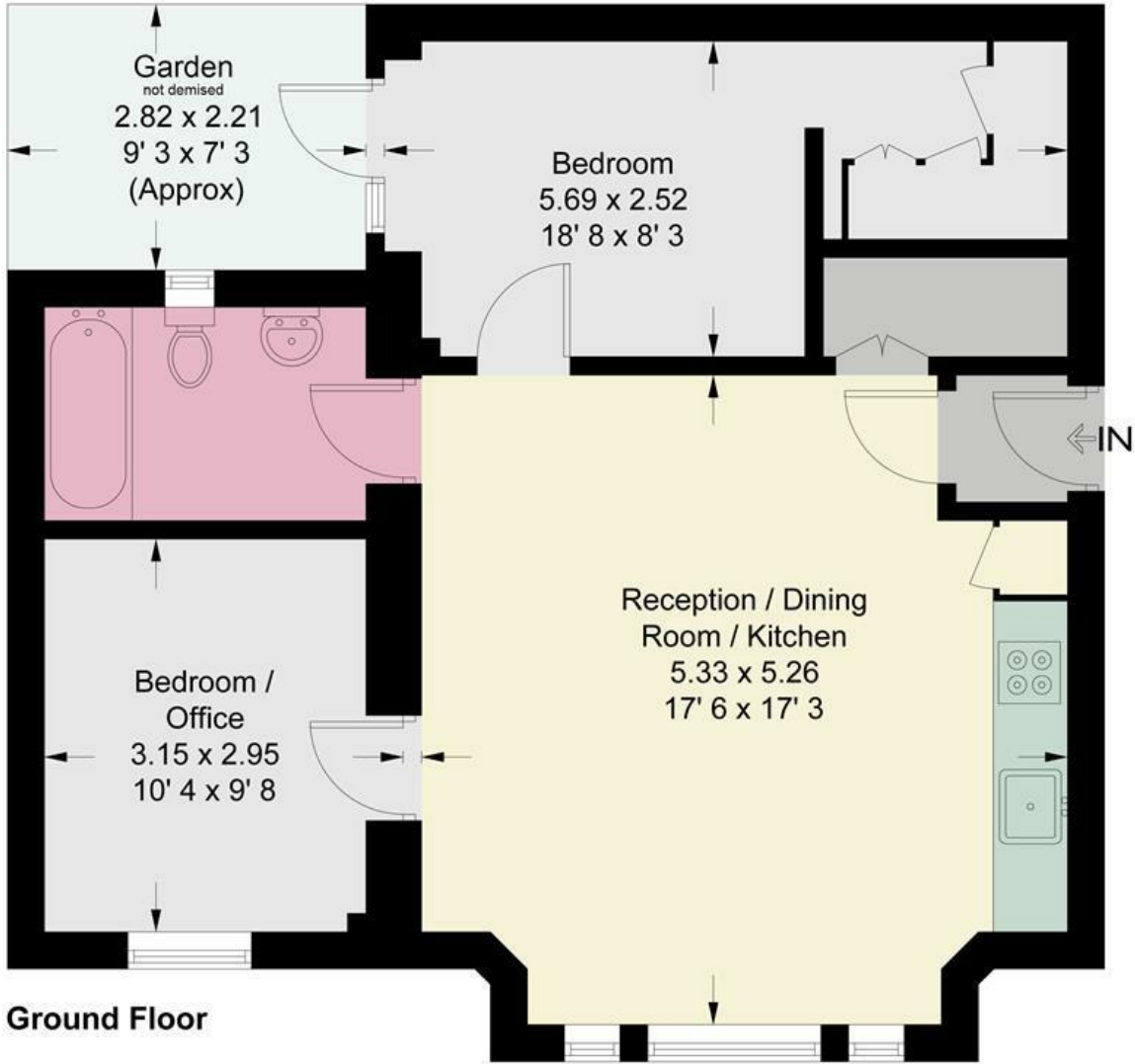


Courtyard Garden



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



Ground Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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