



**JAMES  
ANDERSON**



## FOR SALE

Westleigh Avenue, London, SW15

A stylish and modern two-bedroom ground floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this beautifully presented and spacious apartment features a spectacular reception room and private garden, ideal for entertaining.

Featuring 963 square feet of living space, this larger than average apartment includes an entrance hall, built-in storage and utility cupboard. The entrance hall opens onto a spacious large open reception room plan kitchen/dining area with access to a private garden and open aspect. The apartment offers two well-proportioned double bedrooms, built in wardrobes, with floor to ceiling windows overlooking the garden. The main bedroom also benefits from an En-suite shower room.

Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still well within its 10-year NHBC warranty. The apartment comes with a dedicated parking space in a secure underground car park, with an electric car charger point, and secure bike store. To be sold with a long leasehold.

Putney Rise is a 1-minute walk to Putney Heath, which in turn links into Wimbledon Common and Richmond Park which provide over 6,000 acres of open and wooded walking trails to explore. There are two excellent local

**£625,000**

Offers In Excess Of



Two Double Bedrooms



Two Bathrooms (One-En-Suite)



Open Plan Living



Fully Equipped Modern Kitchen



EPC Rating B, Council Tax band E, Long Leasehold



Excellent Transport Links



Outstanding Local Schools



Quiet Location, Well Maintained Building and Grounds



Private Garden, Low Running Costs



Underground Parking



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

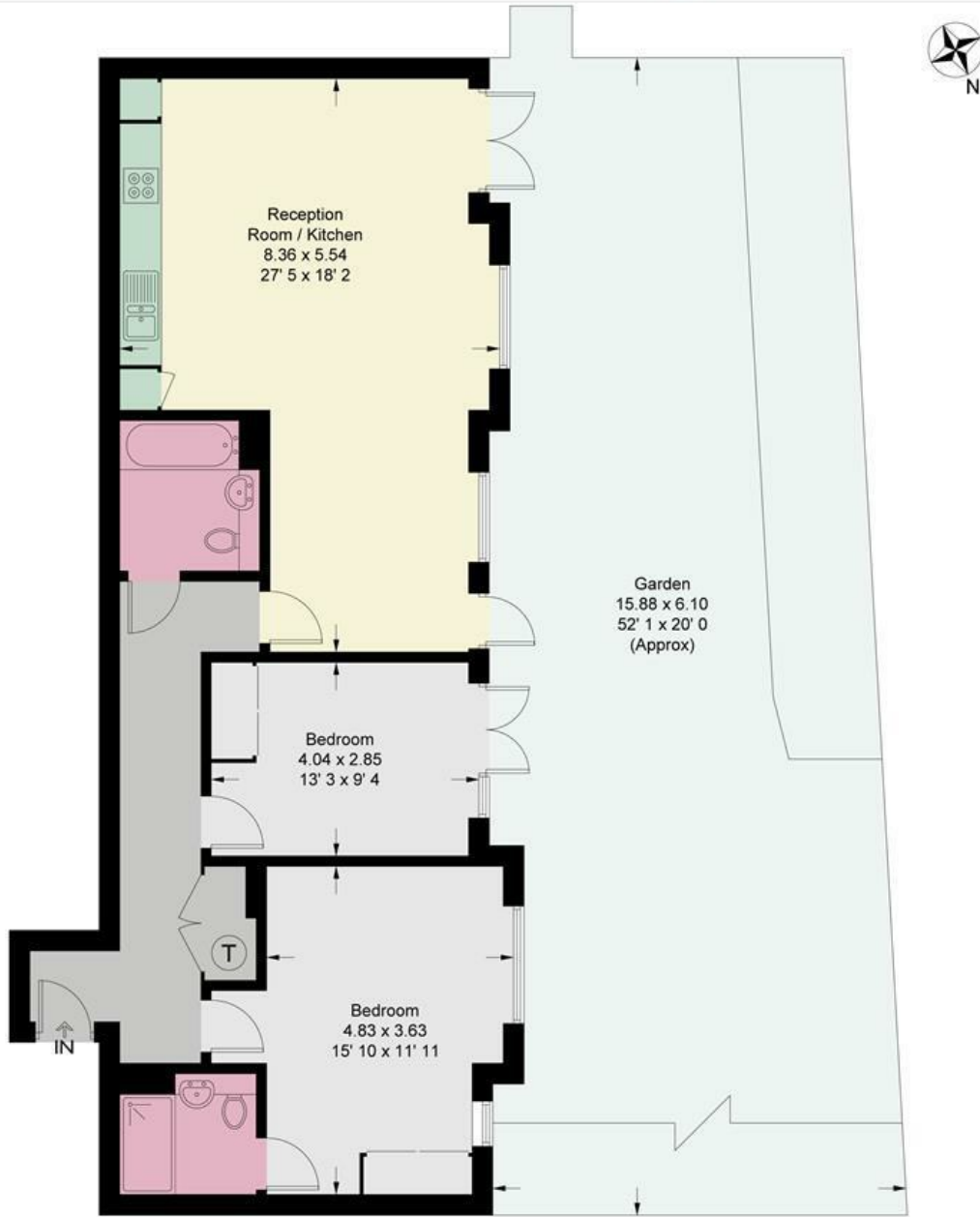
**0208 785 4400**

# Linnett Court

Approximate Gross Internal Area = 963 sq ft / 89.5 sq m



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**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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