JAMES ANDERSON

FOR SALE

£895,000

138, West Hill, London, SW15

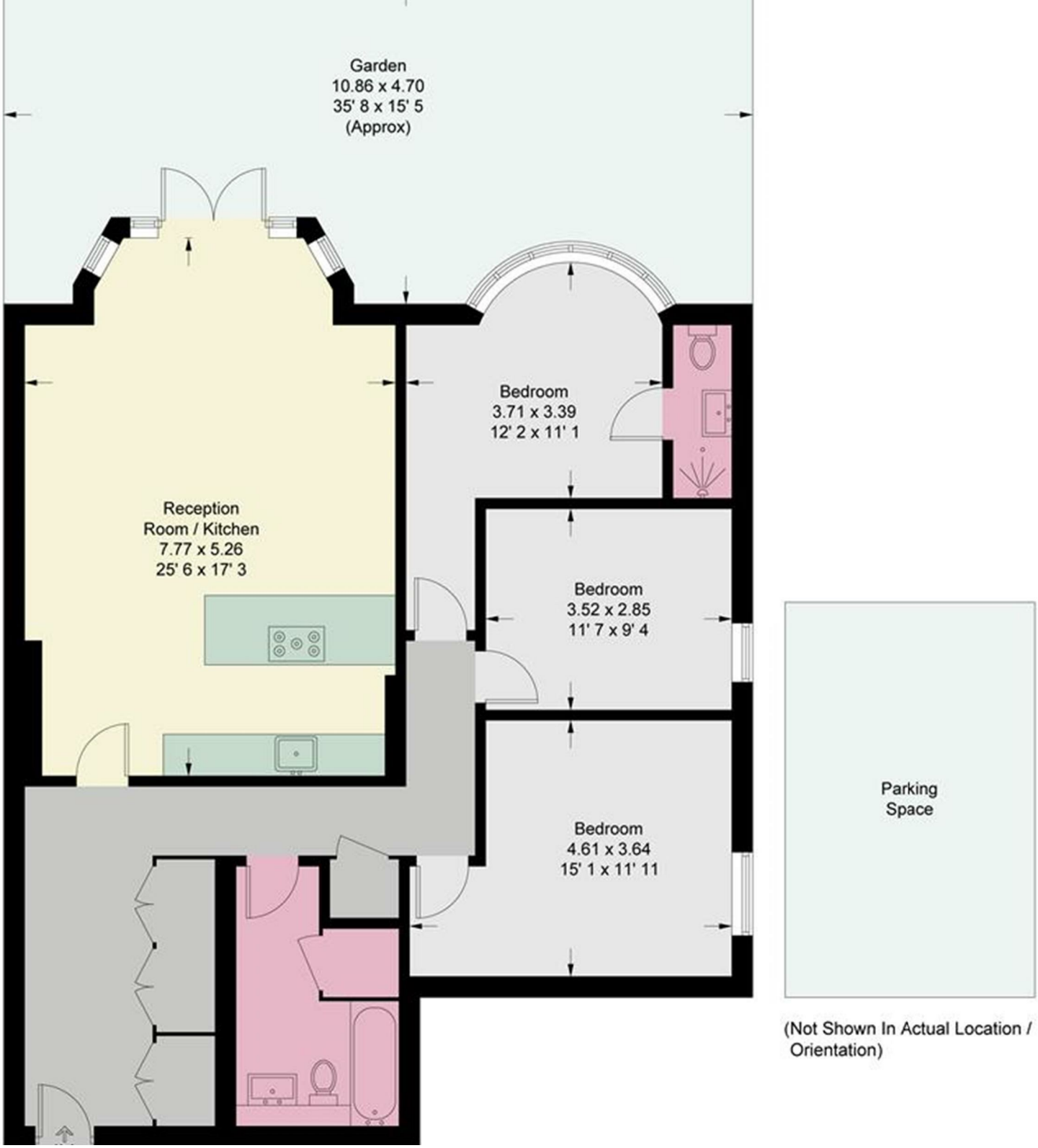
Offers In Excess Of

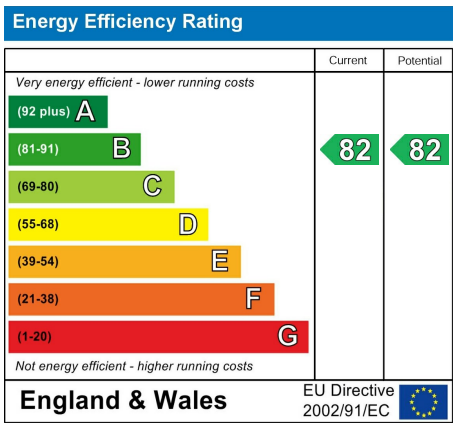
Nestled in the desirable area of West Hill, London, this 1223 Sq ft exquisite ground floor Edwardian garden flat offers a perfect blend of modern living and classic charm. Boasting three spacious bedrooms, an en suite shower room and well-appointed family bathroom, this property is equally ideal for families, downsizers or professionals seeking a comfortable and stylish home.

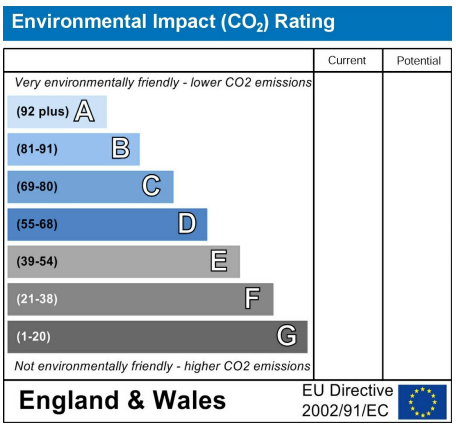
Upon entering, you are greeted by a large hallway with lots of storage and double doors leading through to a huge open-plan kitchen reception room with tall ceilings, bathed in natural light. The stunning bay window not only enhances the aesthetic appeal but also provides direct access to a private garden. This outdoor space is perfect for enjoying a morning coffee and benefits from facing west with direct access to a large, well maintained communal garden.
A huge benefit is the designated off-street parking space for one vehicle, a must have in London.

The property is a short walk from East Putney underground station and Putney rail station is also close by. The green open spaces and woods of Putney Heath, Richmond Park and Wimbledon Common are all within easy reach, ideal for long walks, cycling and running. The property also benefits from a wide choice of excellent local schools and a convenient bus service to Putney, Fulham and beyond. The A3 is very close for quick and easy access out of London and the property is being sold chain-free.

Leasehold
117 years remain
Ground rent £250 PA
Service charge £4500 PA
EPC rating B
Council tax band E







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