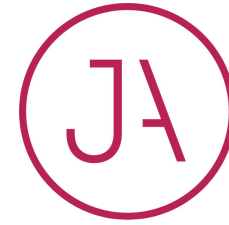




JAMES  
ANDERSON

Pipit Drive  
London SW15  
Guide Price £895,000





## Pipit Drive London SW15

This stunning purpose-built flat in Wagtail Court, Pipit Drive offers a perfect blend of modern living and serene surroundings. Spanning an impressive 1,292 square feet, this spacious residence features three generously sized double bedrooms, including a luxurious en-suite bathroom, alongside an additional well-appointed bathroom.

As you enter, you are greeted by a beautifully finished open-plan living area that is bathed in natural light, thanks to its south-facing orientation. This inviting space is perfect for both relaxation and entertaining, seamlessly connecting to a private wrap-around terrace. The terrace not only provides a delightful outdoor space for al fresco dining but also grants direct access to the well-maintained communal gardens, enhancing the overall appeal of this exceptional property.

One of the standout features of this property is the private wrap-around terrace, providing direct access to the beautifully maintained communal gardens. This outdoor space is perfect for enjoying a morning coffee or hosting gatherings with friends and family in a peaceful setting.

For added convenience, the flat includes gated underground parking, ensuring your vehicle is secure and easily accessible. Situated within a gated community, this property offers a serene retreat while still being within reach of the vibrant life that London has to offer. With its stunning finish and thoughtful design, it truly represents a unique opportunity to enjoy modern living in London.

The location is very well served by transport links, with Putney mainline station (zone 2) providing a direct service into Waterloo in c.13 minutes and East Putney tube station providing District Line services into central London. The A3 is a c.3-minute drive, providing a quick route out of London for weekend escapes.

Leasehold - 990 Years Remaining  
Service Charges = £7000 p.a.  
EPC Rating B





























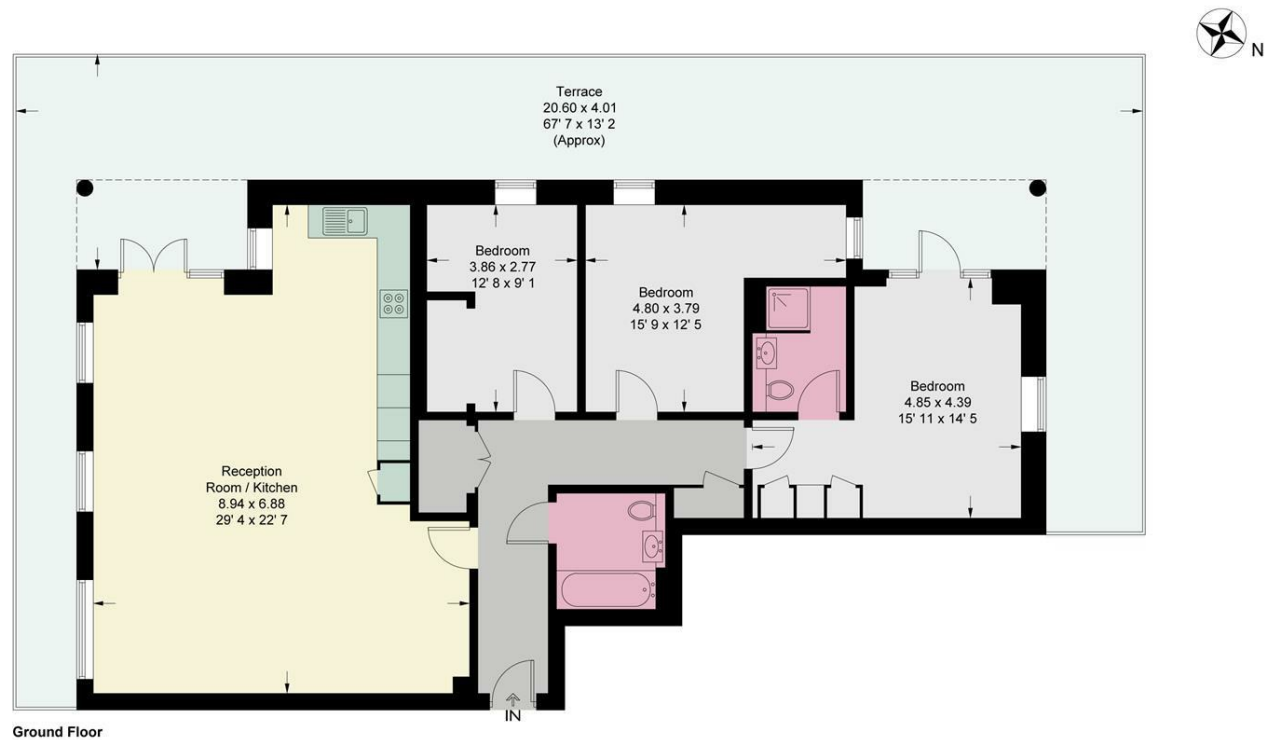






## Wagtail Court

Approximate Gross Internal Area = 1292 sq ft / 120 sq m



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.







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