

A balcony view of a large, leafy tree in the foreground, with a white house and a tiled roof visible in the background. The scene is set in a residential area with a clear blue sky.

STURGES
LONDON

West Hill, London

£410,000 Leasehold



- **Spacious 2 Bedroom, 2 Bathroom Apartment**
- **Bright Dual Aspect Reception Room**
- **Private Balcony**
- **Second Floor**
- **Private Allocated Off Street Parking**
- **Easy access to an Excellent Choice of Transport Links**
- **Secure, Low Maintenance Building**
- **Leasehold - Approx. 978 years remaining**





204 West Hill, London

Nestled in the desirable area of West Hill in sought after Putney, this charming recently redecorated apartment spans an impressive 661 square feet featuring a large kitchen/reception room, two well proportioned bedrooms, two bathrooms (one ensuite) and a private balcony. Set back from the road in a leafy setting, the property was built in 2004 therefore benefits from modern construction standards ensuring a comfortable living environment with all the necessary amenities.

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. The property also benefits from fantastic bus links and easy access to the shops, restaurants and leisure facilities of both Putney High Street and nearby Wandsworth Southside.

N.B. CGI illustrative imagery has been used in some images

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Lease: Approx. 977 years remaining

Service Charges: Approx. £350 pa

Ground Rent: Approx. 3469 pa

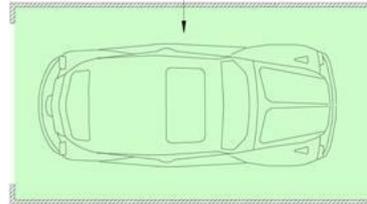
STURGES
LONDON

West Hill, SW15

Approximate gross internal area
61.45 sq m / 661 sq ft

Key :
CH - Ceiling Height

PARKING SPACE
4.74 x 2.54M
15'7" x 8'4"



(Not Shown In Actual
Location / Orientation)



Second 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) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.