



Pipit Drive

London, SW15

Asking Price £500,000

Nestled away on a private road, this contemporary apartment offers over 656 sq. ft. of living accommodation, situated on the second floor of this modern block.



Pipit Drive

London, SW15

- Secure Gated Development on Private Road
- Two Double Bedrooms
- Allocated Secure Underground Parking Space
- Underfloor Heating Throughout
- Private West facing balcony
- Lift Access
- Chain free



This stunning two double bedroom apartment benefits from a large private West facing balcony, underfloor heating and allocated underground parking.

The property comprises an open-plan living room, with plenty of space for dining, and a quality fitted kitchen, master bedroom with built-in wardrobes, a second double bedroom with a large family bathroom. There is ample storage within the apartment, with the development boasting bike storage, communal gardens and a lift.

Wagtail Court is located in the recently built Putney Rise development, moments from the green spaces of Putney Heath, Wimbledon Common and Richmond Park. Locally, Putney High Street offers numerous shops and eateries as well as the famous Green Man and Telegraph Pub, having both just been refurbished, being within close proximity.

Only a short distance from Putney Mainline Station (Zone 2), East Putney Tube (District Line) and the bus station, there are plenty of transport links providing routes to Central London, as well as Surrey and beyond via the A3

Tenure: Leasehold expires 01/01/3014

Service Charge: £3913.69 p.a. Maintenance, Central/Underfloor Heating Costs, Tree Surgery, Speed Bumps, Boundary Fences, Gates, Barriers, Lighting, Remedial Works

Ground Rent: £525 p.a.

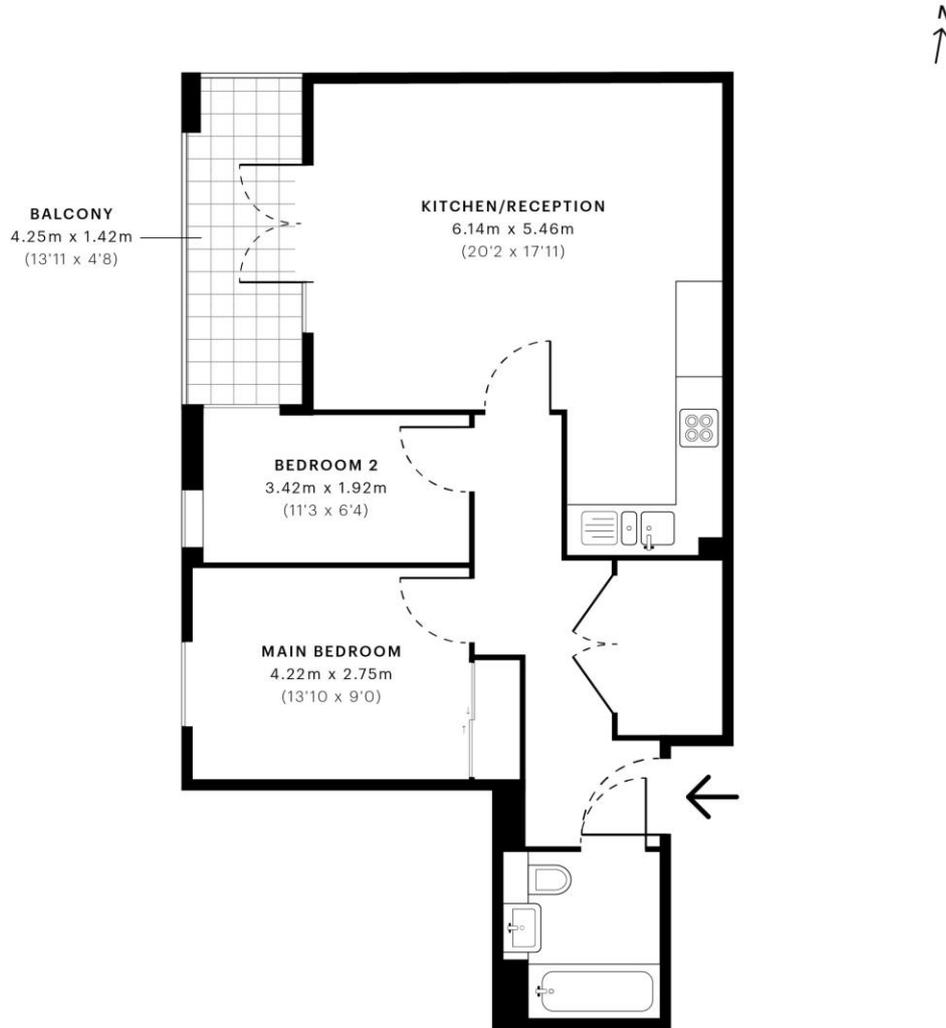
Local Authority: Wandsworth

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	85	85
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
60.97 sqm / 656.28 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
58.72 sqm / 632.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.76 sqm / 62.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 67.43 sqm / 727.98 sqft
IPMS 3C RESIDENTIAL: 65.88 sqm / 706.91 sqft

SPEC ID: 56398817440303f0e2061f4ae

