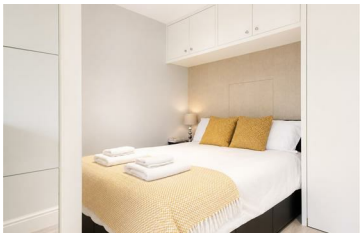
JAMES ANDERSON











FOR SALE

£240,000

West Hill, London, SW15

Guide Price

Nestled in the desirable area of West Hill, Putney, this charming studio flat on Heath Lane offers a perfect blend of comfort and convenience. Situated on the second floor of a purpose-built block, this property boasts a well-appointed reception room that seamlessly integrates with the sleeping area, creating a spacious and inviting atmosphere. The flat features a modern bathroom, ensuring all your daily needs are met with ease.

This property is in superb condition, having been meticulously maintained, making it an ideal choice for first-time buyers or investors seeking a high-yield buy-to-let opportunity. The recently replaced lift adds to the convenience of living in this well-managed building, while designated parking ensures that you will never have to worry about finding a space.

The communal grounds are beautifully kept, providing a pleasant outdoor space for residents to enjoy. With an EPC rating of C and a council tax band of C, this flat is not only energy efficient but also cost-effective in terms of living expenses. Additionally, the share of freehold with an impressive 247 years remaining offers peace of mind and security for future ownership.

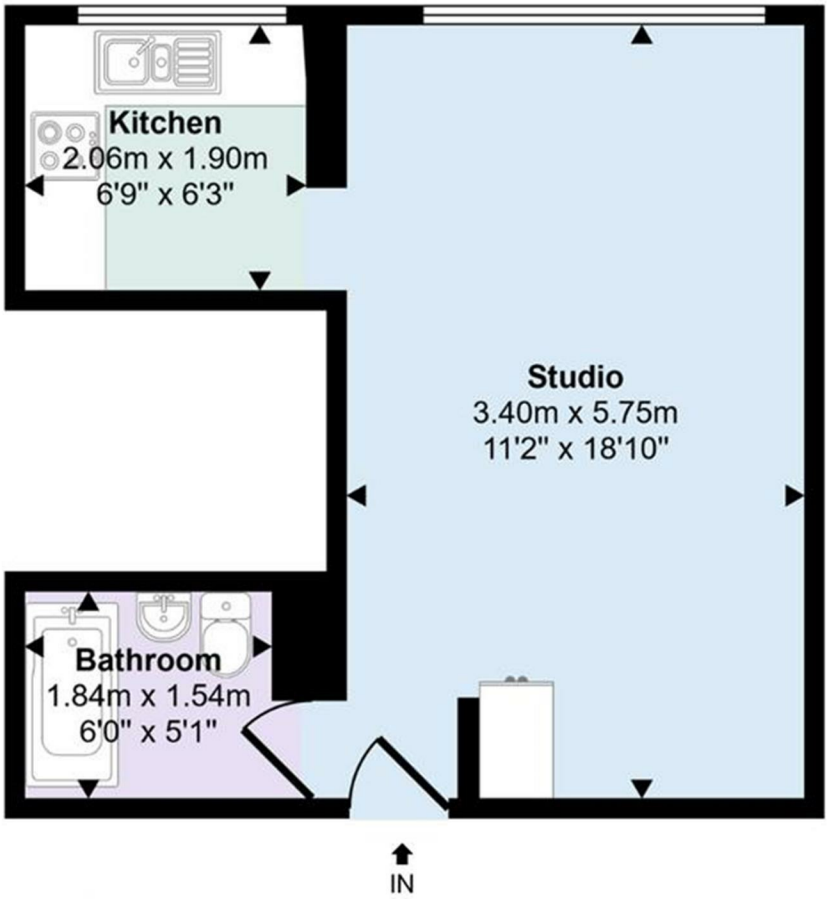
In summary, this studio flat on Heath Lane is a rare find in a sought-after location, combining modern living with practical amenities. Whether you are looking to make it your home or add to your investment portfolio, this property is sure to impress.

Share of Freehold
247 Years Remaining
Service charges = £1600 p.a.

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West Hill

Approx Gross Internal Area
28 sq m / 298 sq ft



Studio

s floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate
no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only an
may not look like the real items. Made with Made Snappy 360.

