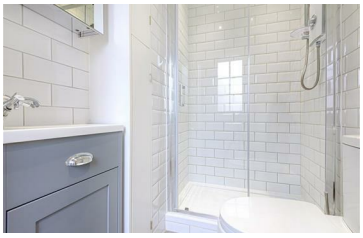
JAMES ANDERSON











FOR SALE

West Hill, London, SW15

£270,000

Offers In Excess Of

Having undergone an extensive programme of renovation and improvement by the current owner, this beautifully presented first floor conversion flat has been thoughtfully transformed from an original studio to create a stylish, contemporary home, finished to an excellent standard throughout. Considerable attention has been paid to the presentation and finish, resulting in a fresh, modern interior that allows the next owner to move straight in and enjoy.

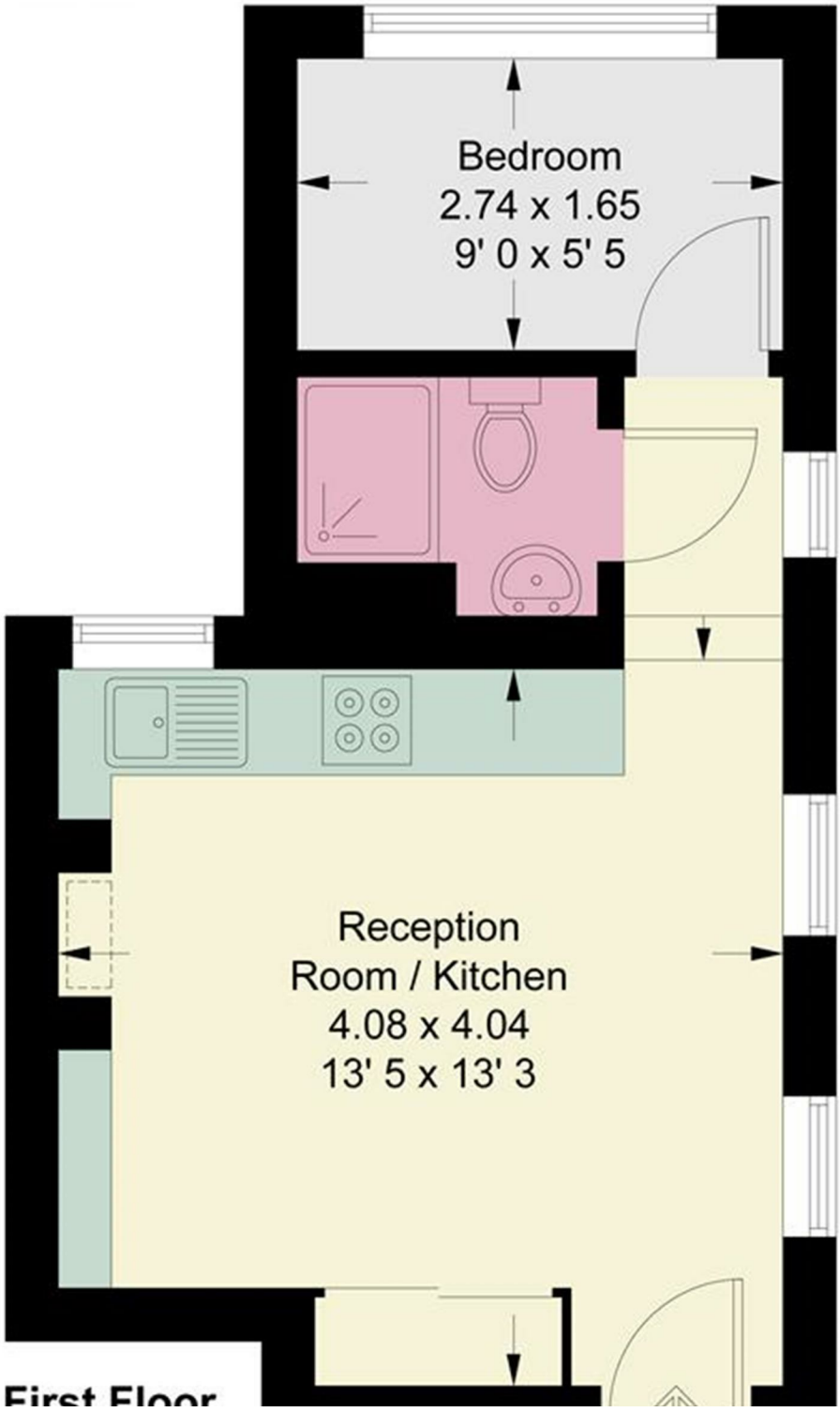
The accommodation comprises a bright and inviting open-plan kitchen/reception room, providing an ideal space for both relaxing and entertaining. The kitchen has been tastefully updated and complements the reception area perfectly, creating a cohesive and well-presented living space. There is also a well-proportioned bedroom and a modern bathroom, both finished in keeping with the property's overall contemporary feel.

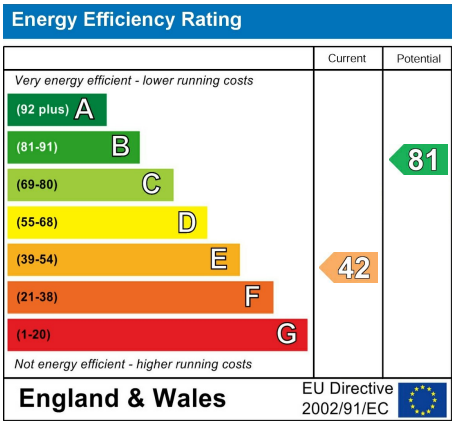
The renovation has given the flat a real sense of quality and cohesion, making excellent use of the available space and creating an appealing home that will particularly suit first-time buyers looking for somewhere ready to move into. Equally, the property represents an attractive investment opportunity given its convenient location and excellent presentation.

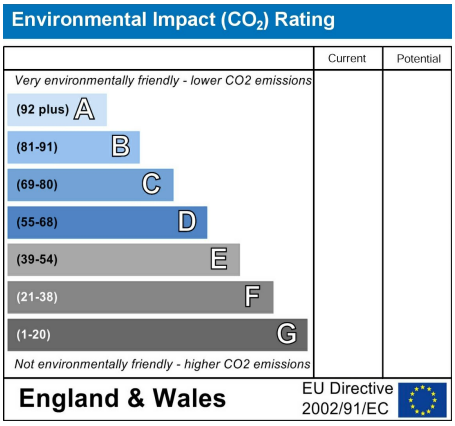
Further benefits include a share of freehold, approximately 956 years remaining on the lease, an annual service charge of just £945, no ground rent and, importantly, the property is offered to the market with no onward chain.

West Hill is ideally positioned just off the Upper Richmond Road, within easy reach of East Putney Underground station, Putney mainline station and Wandsworth Town railway station. The area is also well served by local shops, cafés and amenities, while the open spaces of Putney Heath, Wimbledon Common and Richmond Park are all nearby. Excellent bus connections serve Putney, Fulham and beyond, while the A3 provides convenient access out of London.

= Reduced headroom below 1.5m / 5'0







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