



West Hill

London, SW18

Offers in Excess of £475,000

Beautifully presented two-bedroom first-floor apartment with a private south-facing terrace, excellent transport links, ideally located on sought-after West Hill.

CHESTERTONS



West Hill

London, SW18

- Beautifully presented first-floor apartment
- Bright open-plan kitchen/reception room
- Contemporary bathroom
- Private south-facing terrace accessed from the principal bedroom
- Approximately 9 minutes' walk to East Putney Underground Station (District Line)
- Easy access to Putney mainline station and Wandsworth Town station
- Close to Putney High Street's shops, cafés and restaurants
- Excellent local bus routes nearby
- Well placed for highly regarded local schools
- Close to Putney Heath and Wandsworth Park
- Excellent transport links into Central London



Situated on the first floor of a well-maintained building on West Hill, this beautifully presented two-bedroom apartment offers bright, modern living with the added benefit of a private south-facing terrace.

The heart of the home is a light-filled open-plan kitchen and reception room, creating an inviting space for relaxing, dining and entertaining. The apartment also features two well-proportioned bedrooms, with the principal bedroom enjoying direct access to the private south-facing terrace, an ideal spot to enjoy a morning coffee or unwind in the evening.

A contemporary bathroom completes the accommodation, while the property further benefits from a share of the freehold and well-maintained communal areas.

Perfectly positioned for commuters, East Putney Underground Station and Putney mainline station are both within easy reach, offering excellent links into Central London. Putney High Street's cafés, restaurants and shops are close by, along with highly regarded local schools and green open spaces, making this an excellent home for first-time buyers, professionals and investors alike.

Tenure: Leasehold (Expiry: 15/02/2143) Plus Share of Freehold (in progress)

Service Charge: £1,750 p.a. (approximately)

Ground Rent: £500 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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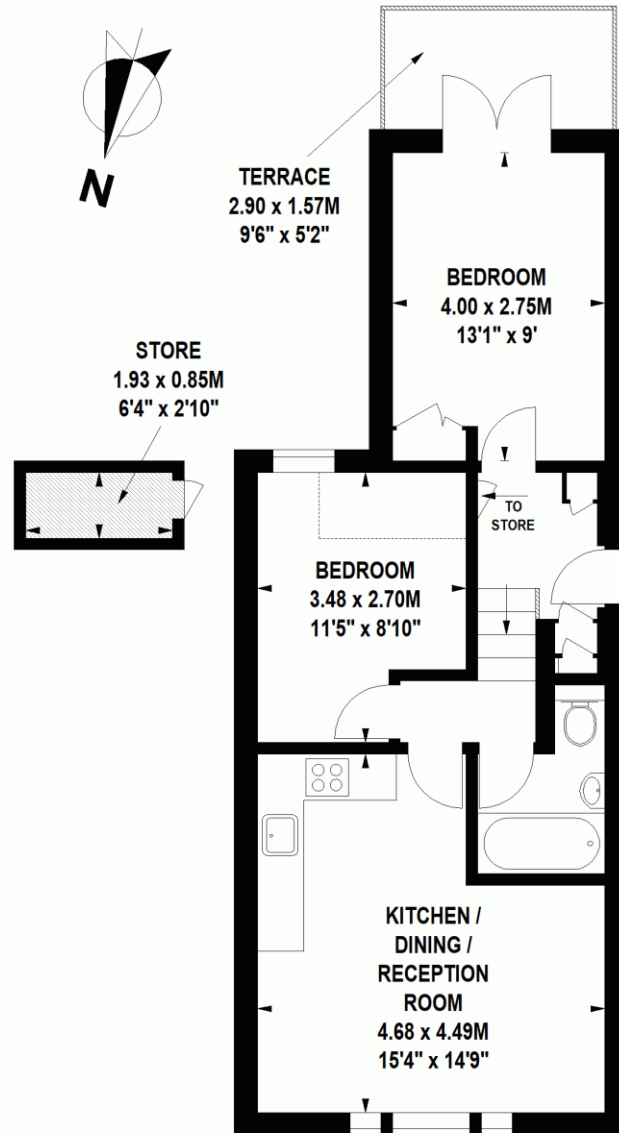
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Approximate Gross Internal Area 50 sq m / 538 sq ft
Including Store of Approximately 2 sq m / 22 sq ft

 Under 1.5m head height



First Floor

Floor Plan produced for Chestertons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

