

WEST HILL
PUTNEY, LONDON SW15

Offers In Excess Of £595,000 Leasehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com





Description

Welcome to this exceptional two-bedroom, two-bathroom garden apartment, perfectly positioned between the vibrant town centres of Putney and Wandsworth. Situated on the lower ground floor of an exclusive boutique development completed in 2018, this property combines high-specification finishes with outstanding privacy and rare outdoor space.

At the heart of the home is a superb open-plan kitchen and living area, designed with modern entertaining in mind. This bright and versatile space is finished to an impeccable standard and flows seamlessly out to the exterior, making it a fantastic setting for both relaxing and hosting guests.

The property is one of only two flats in the building to boast direct access to a private west-facing garden, reached via premium bi-fold doors from the living area to perfectly capture the afternoon and evening sun. The principal bedroom offers its own peaceful outdoor retreat with access to a secondary private courtyard at the front. Further premium benefits include secure, gated off-street parking and the peace of mind that comes with living in a small, well-maintained block. It has been well maintained by it's original owners since 2018 and is one of only 7 apartments in this high end development.

This apartment offers ultimate convenience for urban living. Everyday essentials are right on your doorstep with an adjacent supermarket and excellent local bus routes. For commuters and socializers, Putney's mainline train station, tube connections, and an eclectic mix of independent cafes, bustling pubs, and top-tier restaurants are just a 10-minute stroll away. Wandsworth High Street is also within easy reach, providing even more shopping and leisure options.





Christopher St James
61 High Street Colliers
London
SW19 2JF

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com





Location

Situated in a highly sought-after area of Wandsworth, 132A West Hill offers residents fantastic connectivity to the rest of London

London Underground:
East Putney Station: 0.3 miles (approx. 6-minute walk) – Serves the District Line.

National Rail
Putney Station: 0.6 miles – Provides South Western Railway services, linking to London Waterloo in under 20 minutes.

Bus Stops
Multiple bus stops are located directly on West Hill and nearby Lytton Grove, offering frequent local services towards Putney, Wandsworth, and Central London

Lease & Important info

Lease: 117 yrs remaining
Service charge: tbc
Ground rent: £375 pa
Council tax band: E
EPC Rating: B

Viewings

Contact sole agents Christopher St James 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.