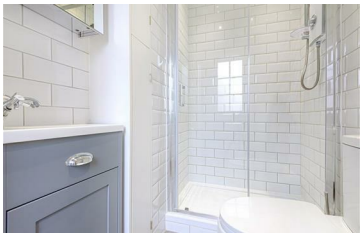
JAMES ANDERSON



FOR SALE

£270,000

West Hill, London, SW15

Offers In Excess Of

Well presented one bedroom first floor conversion flat property on West Hill in Putney. The property is finished to a lovely standard throughout and comprises an open plan kitchen / reception room, modern bathroom and bedroom. This would make an ideal first time purchase or investment property and will be sold with no onward chain.

West Hill is located off the Upper Richmond Road and is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.

Share of Freehold
956 Years Remaining
Service charge = £945 PA
No ground rent

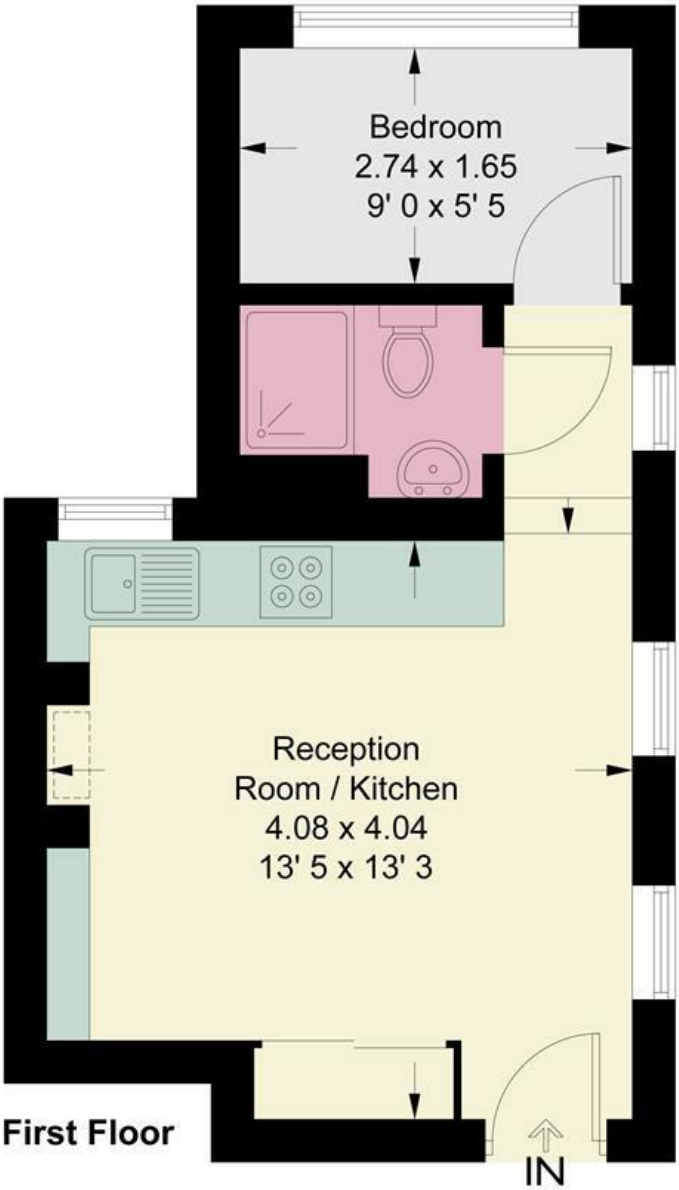
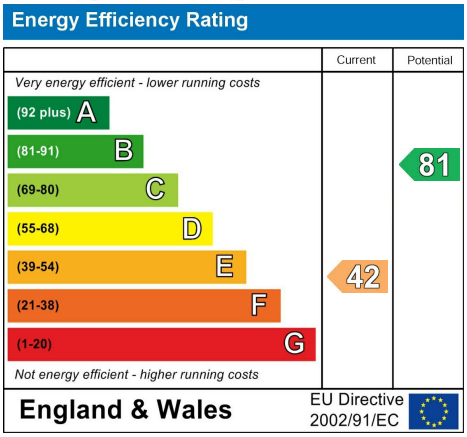
- One Bedroom
- One Bathroom
- Open Plan Reception Room
- Modern Kitchen
- EPC Rating E - Council Tax Band B - Share of Freehold
- Short Walk to East Putney Tube Station
- Beautifully Presented Throughout
- High Ceilings
- Highly Desirable Period Building
- No Onward Chain

West Hill

Approximate Gross Internal Area = 272 sq ft / 25.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 273 sq ft / 25.4 sq m

JAMES ANDERSON

= Reduced headroom below 1.5m / 5'0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