



JAMES
ANDERSON



FOR SALE

£925,000

Westleigh Avenue, London, SW15

Guide Price

Situated within a quiet residential development in the heart of Putney, this well-proportioned four bedroom mid-terrace townhouse offers flexible accommodation arranged over three floors, making it an ideal home for growing families or those needing additional space to work from home.

The property features four versatile bedrooms, two bathrooms, and bright, well-balanced living accommodation designed to suit modern family life. The spacious layout provides excellent flexibility, whether you're looking for additional reception space, a home office, or a fourth bedroom.

To the rear, the property benefits from a low-maintenance paved garden, perfect for outdoor dining and entertaining, while residents can also enjoy direct access to beautifully maintained communal gardens. Further benefits include an integral garage, which can be converted (STPP).

Balmoral Close is a popular residential cul-de-sac, ideally positioned close to Putney's excellent range of shops, cafés and restaurants, as well as superb transport links into Central London. The area is also well served by highly regarded schools and an abundance of green open spaces, including Putney Heath, Richmond Park and the River Thames, offering the perfect balance of convenience and outdoor living.



Four bedrooms



Two bathrooms



Bright reception room overlooking well maintained gardens



Spacious kitchen



Freehold | EPC C | Council Tax F



Putney and East Putney stations



Quiet cul-de-sac location



Close to highly regarded schools



Integral garage



Patio garden and Communal gardens



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Balmoral Close, Putney, SW15

Approx Gross Internal Area
114 sq m / 1224 sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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