



A contemporary double bed apartment with a study, garage and roof terrace

Hill Court, Putney Hill, London, SW15 6BB

Guide Price £465,000 Share of Freehold



Immaculately presented • Contemporary feel • Outside space • Air conditioning • Panoramic views • Great location • Light and airy feel • Open plan reception / kitchen • Double bedroom • Separate study • Shower room • Roof terrace • Garage

Local Information

Situated on the corner of Putney Hill and St. John's Avenue, just south of Putney High Street, where there are excellent local shops and a Mainline Station (Waterloo). East Putney underground (District Line) is a little further along the Upper Richmond Road.

About this property

An immaculately presented top (fourth) floor apartment that has been beautifully refurbished by the current owners with much thought and attention to detail such as its lovely kitchen / reception room. This is a major feature with its quality units, appliances and stone work surfaces as well as having a lovely light and airy feel due to its triple aspect. From here, sliding floor to ceiling doors open onto a delightful roof terrace with room for al fresco dining as well as a pergola, decking and amazing panoramic views.

Elsewhere in the flat, the bedroom enjoys bespoke fitted wardrobes and cupboards along with a separate study room / single bedroom. There is also a smart and stylish shower room.

Outside, there are communal gardens and a single garage in a separate rank.

Tenure

Share of Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.

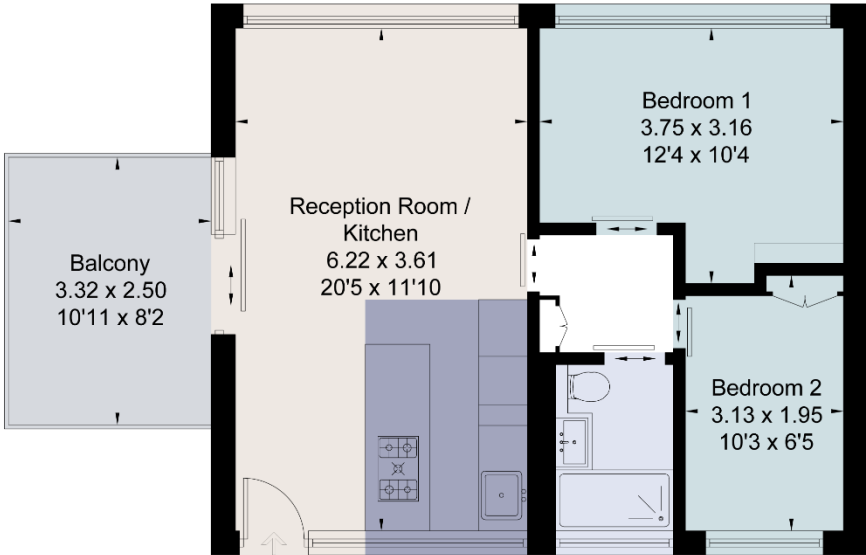




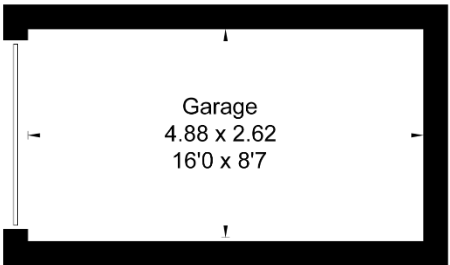
Hill Court, Putney Hill, London, SW15 6BB
Gross Internal Area 512 sq ft, 47.6 m²

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Approximate Area = 47.6 sq m / 512 sq ft
Balcony = 8.2 sq m / 88 sq ft
Garage = 12.7 sq / 136 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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IN
Fourth Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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