



A fabulous two bedroom apartment with off-street parking and patio

**West Hill, Putney, London, SW15 2UE**

Guide Price £725,000 Leasehold (Lease Expiry June 2143)





Fabulous open plan kitchen / reception room • Contemporary feel • Well-located • Well-presented • Two double bedrooms • Bathroom • En suite shower • Private patio • Off-street parking space

#### Local Information

A contemporary detached apartment building set well back from West Hill, approached via a secure electric gated driveway.

There are good local amenities close by.

The property is located near to the corner of Keswick Road and West Hill with East Putney Tube Station (District Line) being the closest.

There are numerous buses with access to Putney, Clapham Junction and beyond. The closest station is Putney Mainline Station (Zone 2/3).

There is also an excellent choice of schools, both state, Church and private.

#### About this property

Situated in a stylish and contemporary detached building, this wonderful lower ground floor apartment runs from the front to the rear of the property with its own private patio / terrace.

A notable feature is the smart and stylish kitchen / reception room which is open plan in style, with the kitchen benefitting from quality stone work surfaces and appliances. Sliding floor to ceiling engineered doors fold back and open on to the outside patio which is sheltered and private.

Both the principal bedroom and second bedroom are well served by a smart en suite shower and separate larger bathroom.

Outside, the property also benefits from a private off street parking space, accessed via secure electronic gates.

#### Tenure

Leasehold (Lease Expiry June 2143)

#### Local Authority

Wandsworth

#### Council Tax

Band = E

#### Ground Rent

£375 per annum (Renewal due 23 June 2043)

#### Service Charge

£1389 per annum

#### Energy Performance

EPC Rating = B

#### Viewing

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

Telephone: +44 (0) 20 8780 9900.



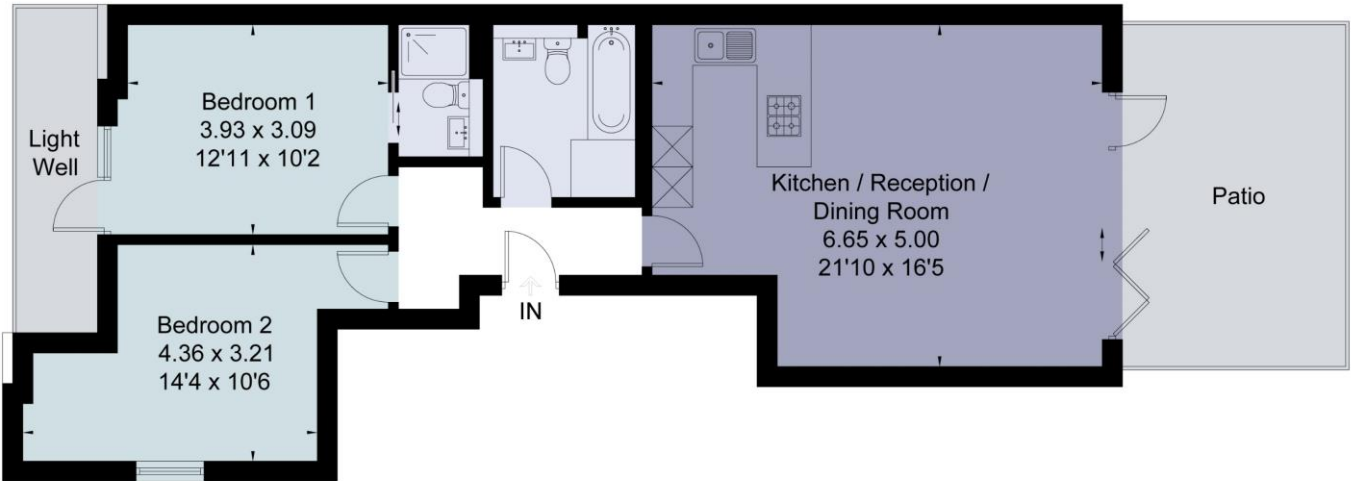




Approximate Area = 72 sq m / 775 sq ft  
For identification only. Not to scale.  
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(Not Shown In Actual Location / Orientation)



Lower Ground Floor

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	85	85
(69-80) C		
(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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