

Winkworth

Flat 2, Fountain House, 138 West Hill, London, SW15 2UE





A very beautiful and spacious three double bedroom apartment with off-street parking, in a convenient location close to amenities and outstanding schools.

This apartment offers extensive accommodation complemented by high ceilings and direct access to a private west-facing terrace. The spacious open-plan living area features a modern fully fitted kitchen, ideal for entertaining. Beyond the terrace is a beautiful 100ft communal garden, laid to lawn with numerous mature shrubs and trees. The property offers an abundance of fitted storage in the imposing entrance hall and in the larger of the double bedrooms. There are two further double bedrooms, one of which boasts an en-suite shower room and views over the garden. There is also a family bathroom with under floor heating and separate utility area.

East Putney Tube station (District line) is an eleven-minute walk away and the apartment is well served by local bus routes. Putney High Street is also close by with an excellent array of local shopping and a broad choice of bars and restaurants. Motorists are equally well served by the nearby A3. The property is being sold with no onward chain.



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

Features

- Three Double Bedrooms
- Off-Street Parking
- Private Terrace
- Communal Gardens
- Service charge: c. £4200 PA
- Ground Rent: £250 PA

Leasehold

Approx. 117 Yrs

Internal Area

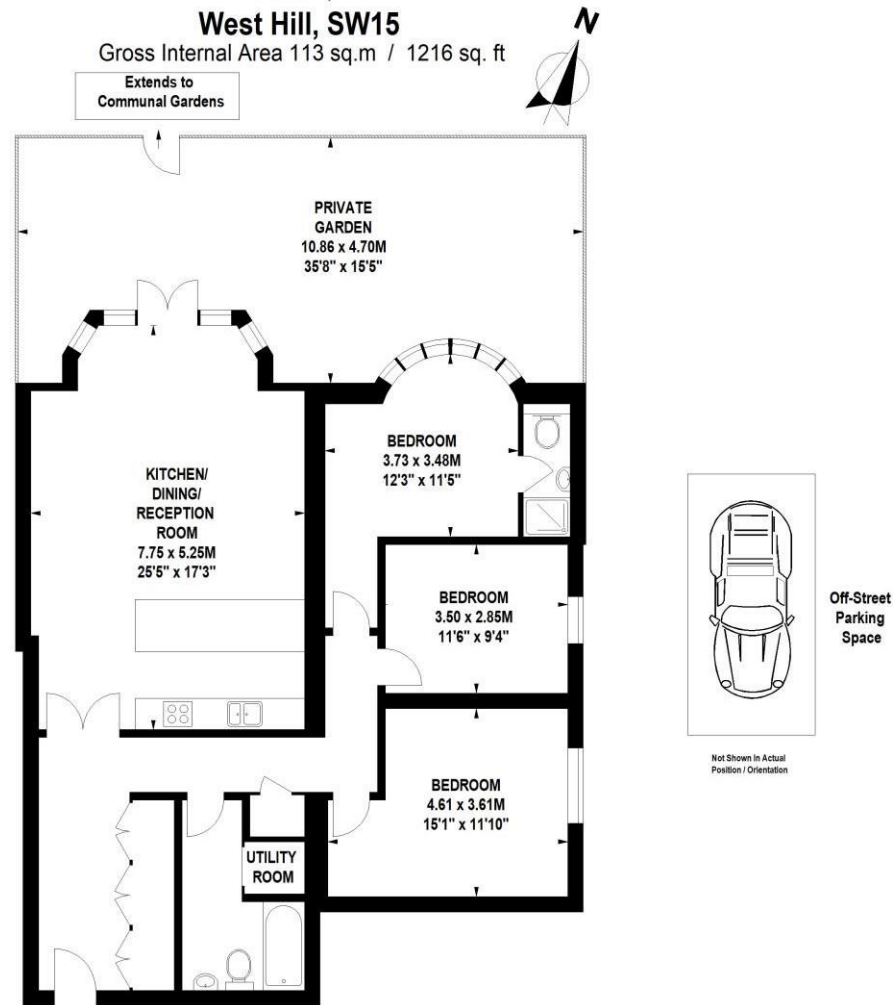
Total 1216 sq. ft/ 113 sq. m

Price

£925,000

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Gross Internal Area 113 sq.m / 1216 sq. ft



Ground Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable