





A spacious three double bedroom property arranged over the ground and first floors of a well-maintained purpose-built block in East Putney, with direct access to beautiful extensive communal gardens.

As you enter of the ground floor, you'll be greeted by a spacious and welcoming entrance hall. To the right is a good size kitchen with plenty of storage, and to the rear is a generous reception room, with plenty of space for both living and dining. Ascending to the first floor, you'll find three bright double bedrooms, serviced by a family bathroom and separate w/c.

Further benefits include off-street parking, a storage shed and storage room. This property is sold with no onward chain.

Set back from the popular West Hill Road, the property is within easy access of East Putney underground (District) and Putney mainline (Waterloo) on the High Street. There is also a regular bus service close by, along with local amenities, and an excellent array of local schools, both private and state.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Features

- Three Double Bedrooms
- Off-Street Parking
- Communal Gardens
- No onward chain
- S/C £1818 PA

Share of Freehold

Internal Area

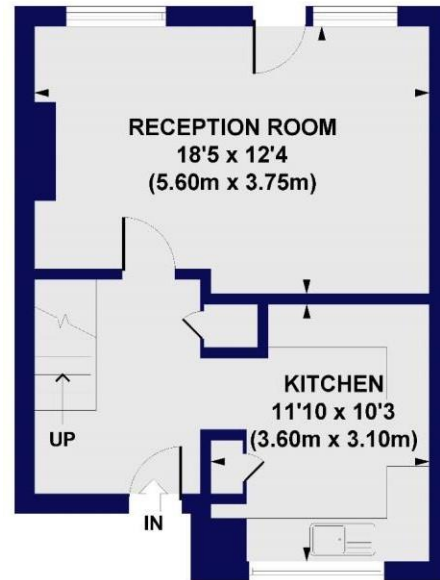
Total 876 sq. ft/ 81.43 sq. m

Price

£575,000

West Hill, SW15

Approx. Gross Internal Floor Area 876 sq. ft / 81.43 sq. m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT**

**BEDROOM 3
8'11 x 7'7
(2.70m x 2.30m)**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 450 SQ FT**

**WC
5'11 x 2'8
(1.80m x 0.80m)**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.