

**Winkworth**

West Hill Road, London, SW18 1LE





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A rarely available semi-detached family home with a large private garden and off-street parking for multiple cars. This spacious property is offered to the market for the first time in over 30 years and provides versatile accommodation over three floors, ideal for modern family living. Comprising nearly 2,500 sq. ft. including a lovely kitchen/living room with wood burning stove, leading through to an additional dining space and a handy guest WC with utility. A separate living room is found to the front, also featuring a wood burning stove. At the rear, a stunning and incredibly private garden extends to 89 ft. and has the added benefit of side access from the front.

On the first floor, four generous bedrooms are serviced by an impressive family bathroom, complete with both bath and shower. On the top floor the enormous master suite benefits from an ensuite and walk in wardrobe. To the front of the property is the driveway provides off-street parking for multiple cars.



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West Hill Road is a short walk from the amenities and transport links of Putney, Southfields and Wandsworth Town. Additionally, Clapham Junction is a short bus ride. The A3 is approached via West Hill. St Georges Park is situated nearby with its open spaces and river walks, Wimbledon Common is five minutes away.



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Features

Entrance Hall, Reception Room, Kitchen / Living Room, Dining Room, Utility and WC, Five Bedrooms, Two Bathrooms, Driveway for Multiple Cars, 89 ft Rear Garden.

## Internal area

Total 2,429 sq ft/ 225.65 sq m

Freehold

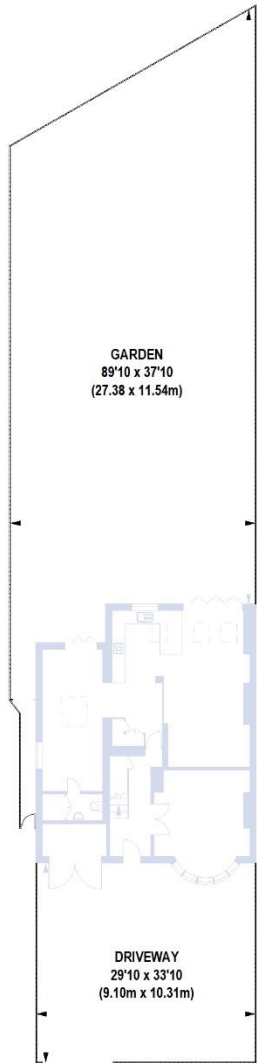
Guide Price

**£2,195,000**

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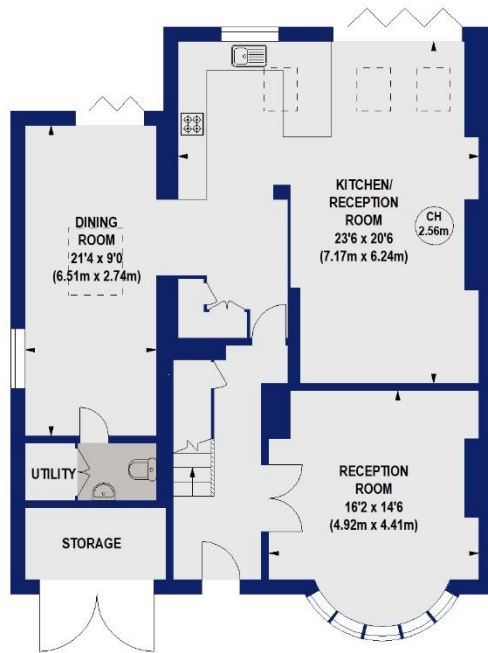
Approx. Gross Internal Area 225.65 sq m / 2429 sq ft (Including Eaves Storage)

Approx. Gross Internal Area 219.34 sq m / 2361 sq ft (Excluding Eaves Storage)

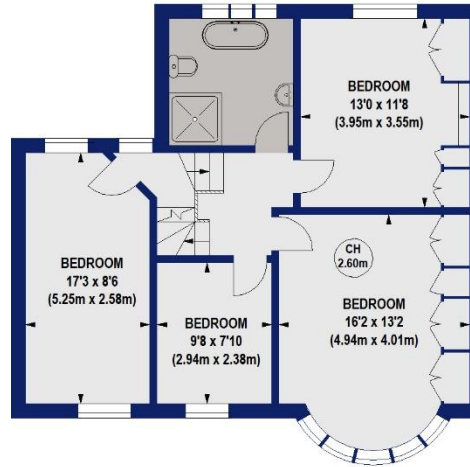


SITE PLAN

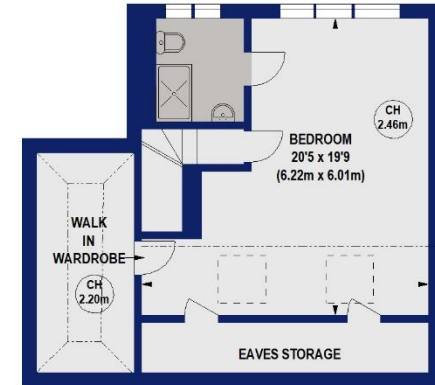
Key :  
CH - Ceiling Height



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1105 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 737 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 587 SQ FT



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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W614 Ravensworth 01670 713330

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Southfields Office 241 Wimbledon Park Road, London SW18 5RJ | Tel: 0208 877 1000 | E-mail: southfields@winkworth.co.uk  
winkworth.co.uk