



West Hill, London SW15

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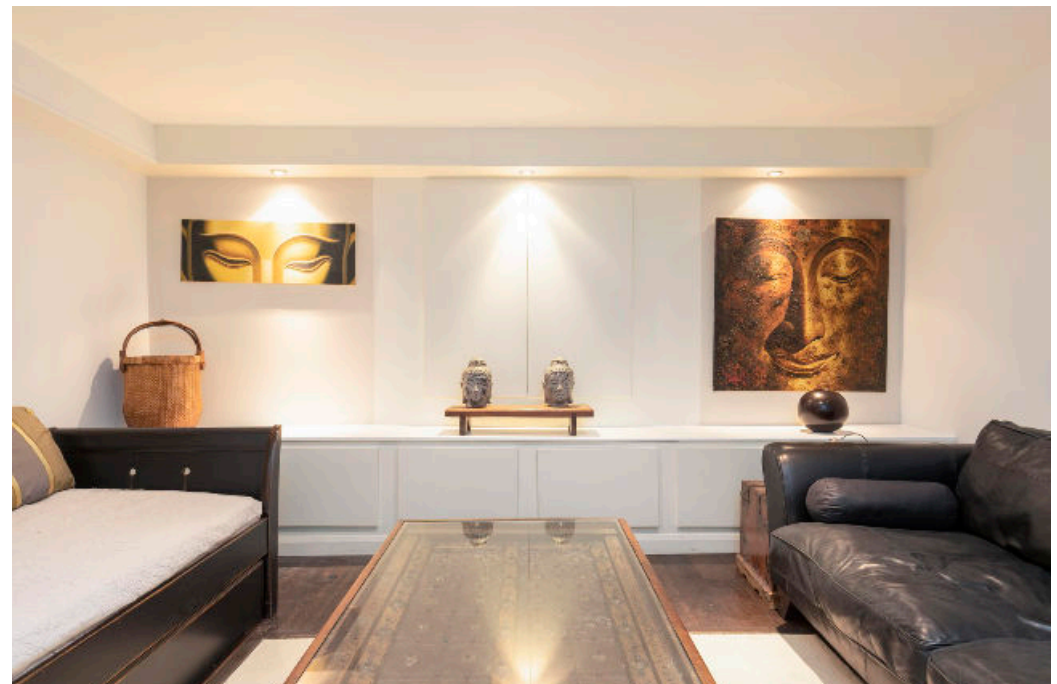


## West Hill, London SW15

The wide open spaces of Putney Heath are within easy reach as is the expansive selection of shops, bars and restaurants on Putney High Street.

As well as Putney Heath, residents also benefit from having Richmond Park, Wimbledon Common, Wandsworth Common and Clapham Common all within close proximity.

Fitness enthusiasts have a vast selection of health clubs and facilities to choose from including Nuffield Health, Virgin Active as well as renowned private members clubs, The Hurlingham Club and Roehampton Club.



**Tenure:** Share of freehold plus leasehold, approximately 955 years remaining

**Local authority:** London Borough of Wandsworth

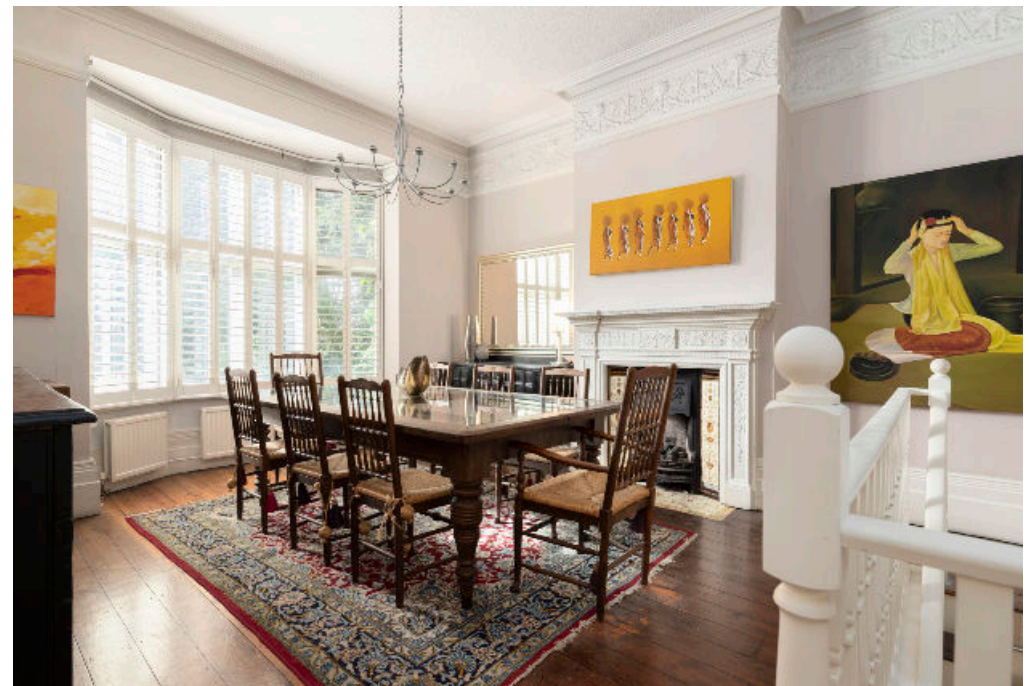
**Council tax band:** D

## The Property

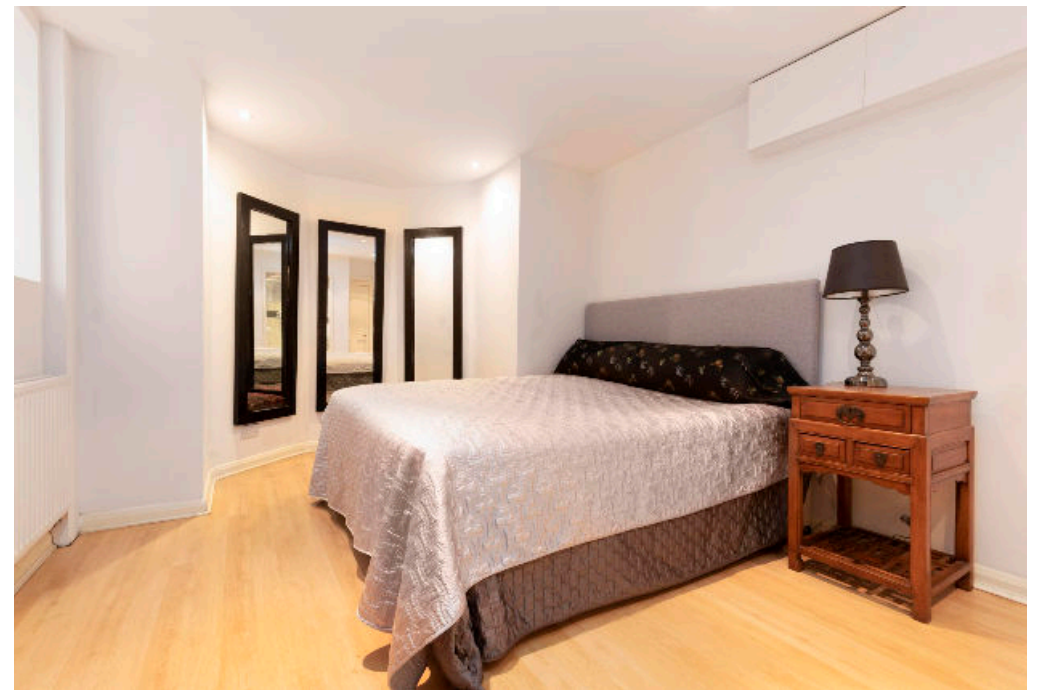
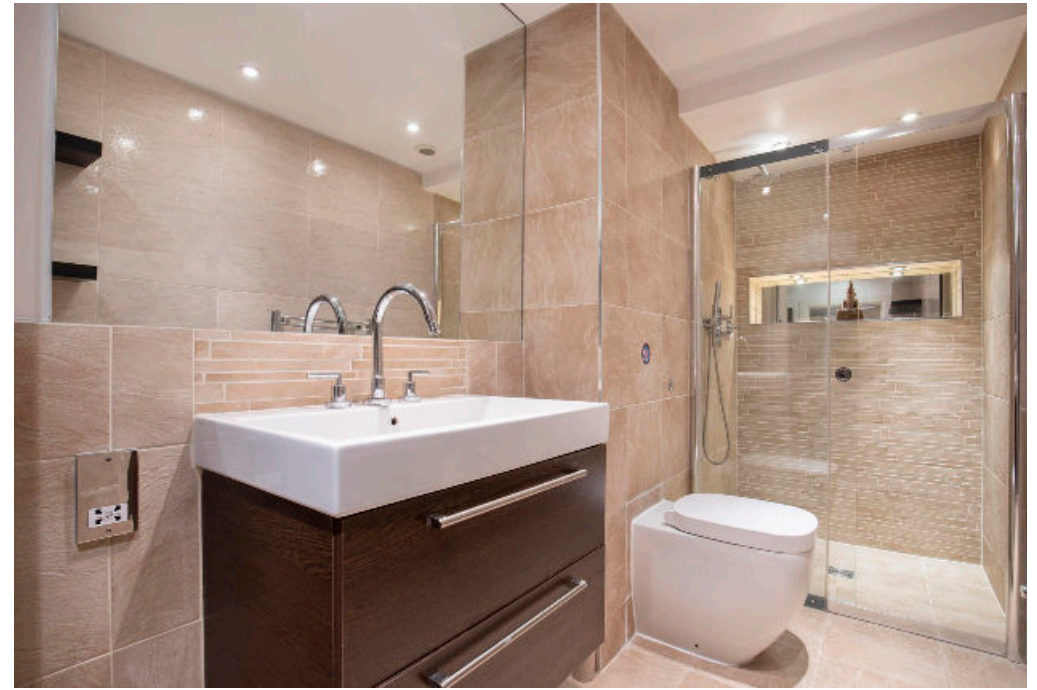
A split-level conversion flat boasting a superb private rear garden in Putney. Entered on the ground floor, the property offers a perfect blend of period features and modern enhancements throughout and briefly comprises a large dining room, a separate fitted kitchen and a reception room with a fireplace that has stairs providing direct access to the garden area.

Downstairs you will find two large double bedrooms with built-in wardrobes, one which has an en suite shower room, a family bathroom and a third bedroom/reception room with sliding doors opening to the fabulous rear garden.

The West-facing rear garden stretches to over 100 ft in length and offers a gorgeous selection of mature trees and shrubs as well as a decked area that is perfect for entertaining. The property also benefits from three allocated off street parking spaces.





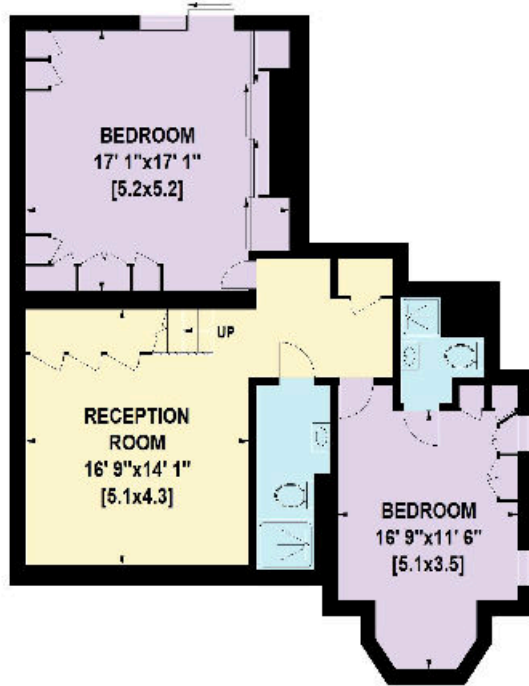


Please note that we have been unable to confirm the date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries

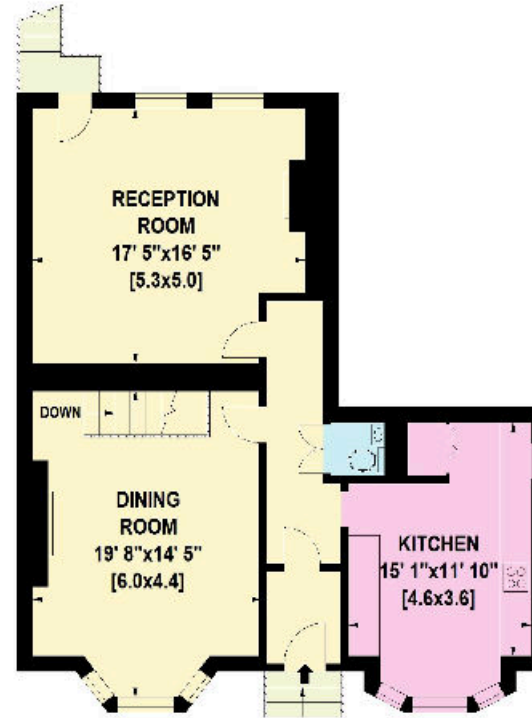


**Approximate Gross Internal Floor Area**  
164.2 sq m / 1,767 sq ft

**Shed Area**  
11.9 sq m / 128 sq ft



**LOWER GROUND FLOOR**



**UPPER GROUND FLOOR**



**SITE PLAN**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank  
Wimbledon  
58 High Street,  
Wimbledon  
London SW19 5EE  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Christopher Burton FNAEA  
020 3815 9417  
[chris.burton@knightfrank.com](mailto:chris.burton@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated May 2024. Photographs and videos dated May 2024.

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