



**WEST HILL  
PUTNEY, LONDON SW15**

*Offers In Excess Of £620,000 Leasehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

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## Description

Welcome to this exceptional two-bedroom, two-bathroom garden apartment, perfectly positioned between the vibrant town centres of Putney and Wandsworth. Situated on the lower ground floor of an exclusive boutique development completed in 2018, this property combines high-specification finishes with outstanding privacy and rare outdoor space.

At the heart of the home is a superb open-plan kitchen and living area, designed with modern entertaining in mind. This bright and versatile space is finished to an impeccable standard and flows seamlessly out to the exterior, making it a fantastic setting for both relaxing and hosting guests.

The property is one of only two flats in the building to boast direct access to a private west-facing garden, reached via premium bi-fold doors from the living area to perfectly capture the afternoon and evening sun. The principal bedroom offers its own peaceful outdoor retreat with access to a secondary private courtyard at the front. Further premium benefits include secure, gated off-street parking and the peace of mind that comes with living in a small, well-maintained block. It has been well maintained by its original owners since 2018 and is one of only 7 apartments in this high end development.

This apartment offers ultimate convenience for urban living. Everyday essentials are right on your doorstep with an adjacent supermarket and excellent local bus routes. For commuters and socializers, Putney's mainline train station, tube connections, and an eclectic mix of independent cafes, bustling pubs, and top-tier restaurants are just a 10-minute stroll away. Wandsworth High Street is also within easy reach, providing even more shopping and leisure options.



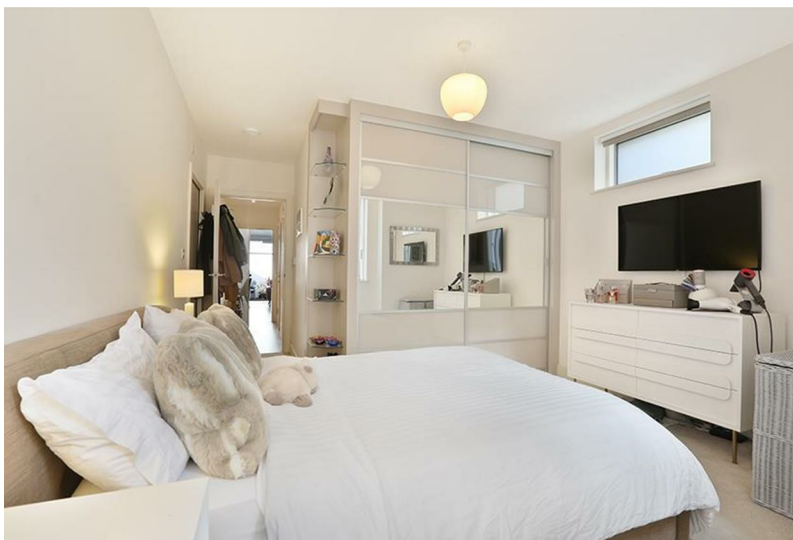
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### Location

Situated in a highly sought-after area of Wandsworth, 132A West Hill offers residents fantastic connectivity to the rest of London

London Underground:

East Putney Station: 0.3 miles (approx. 6-minute walk) – Serves the District Line.

National Rail

Putney Station: 0.6 miles – Provides South Western Railway services, linking to London Waterloo in under 20 minutes.

Bus Stops

Multiple bus stops are located directly on West Hill and nearby Lytton Grove, offering frequent local services towards Putney, Wandsworth, and Central London

### Lease & Important info

Lease: 117 yrs remaining

Service charge: tbc

Ground rent: £375 pa

Council tax band: E

EPC Rating: B

### Viewings

Contact sole agents Christopher St James 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### THE SMALL PRINT

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