



**JAMES
ANDERSON**



FOR SALE

£600,000

47 Westleigh Avenue, London, SW15

This beautifully presented two bedroom apartment is situated in a favourable position within Linnet Court, which forms part of the popular 'Putney Rise' development. Offering generous living accommodation and ample storage throughout, this flat has been maintained to the highest standard and comprises a large reception room with ample space for entertaining and large dining area, direct access to a West facing terrace that benefits from brightness throughout the day

There is a spacious master bedroom with built in wardrobes and large luxury en suite shower room. a further substantially sized double bedroom with space for large wardrobes and storage. A modern family bathroom. The property has the additional benefit of secure underground parking and video entry system.

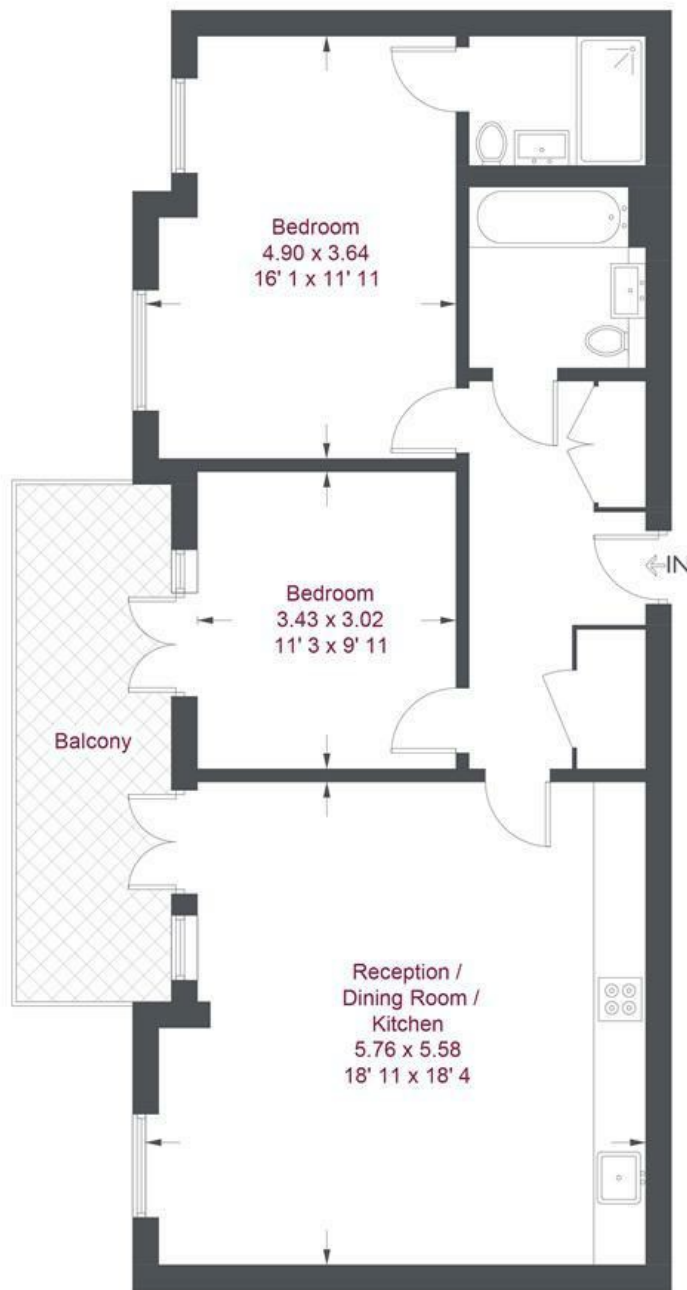
Linnet Court is conveniently situated on Westleigh Avenue, within easy reach of the amenities of Putney High Street and Putney mainline station and also just a short walk from Putney Heath.

-  Two Bedrooms
-  Two Bathrooms
-  Spacious Open Plan Reception
-  Stunning Modern Kitchen
-  EPC Rating - B
-  Excellent Transport Links
-  Outstanding Schools Close By
-  Nice Aspect, Quiet Location
-  Designated Parking
-  861 Sq Ft



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



First Floor

Linnet Court

Approximate Gross Internal Area = 861 sq ft / 80 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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