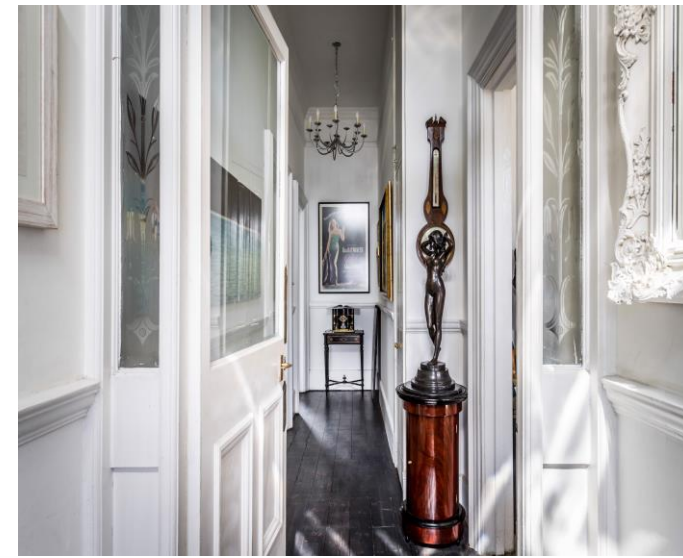




  
HENLEY HOMES

Flat 2, 182 | West Hill  
London | Greater London SW15 3SH |





This stunning split level Edwardian property is being offered to the market with no on going chain with off street parking for 3 cars and a west facing garden over 100ft this little beauty is a rare find and needs to be viewed. This beautiful property still has its stunning original features. On the ground floor the property offers a kitchen with pantry, cloakroom, large dining room and west backing sitting room overlooking the garden. Downstairs, are three bedrooms and two bathrooms, one being en-suite to the main. The west facing garden has an enormous selection of mature trees and designer shrubs, a large decking area and hot tub. Putney and Wandsworth Town train stations are within walking distance as is East Putney tube. This property is also share of freehold.



**Entrance Hall** 5' 6" x 4' 8" (1.68m x 1.42m)  
Original strip wood flooring.

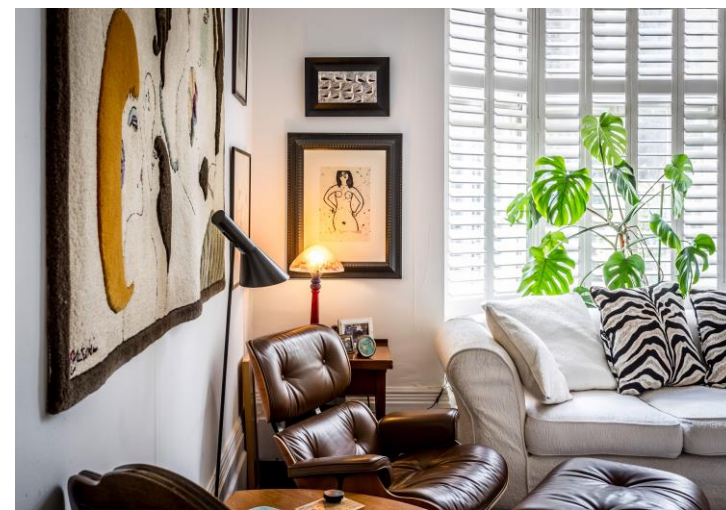
**Kitchen** 18' 9" x 11' 7" (5.71m x 3.53m)  
Double aspect, large bay window, high and low level storage, ornate cornice, ceiling fan, electric oven with induction hob, tiled floor, space for large American style fridge/freezer, pantry cupboard, air conditioning, space for dishwasher, part tiled walls.







**Sitting Room** 19' 6" x 14' 6" (5.94m x 4.42m)  
Front aspect, original wood strip floor, large bay window, shutters, ornate cornice, Victorian feature fireplace with inlaid tiles.





**Dining Room 17' 5" x 16' 3" (5.30m x 4.95m)**

Rear aspect, external stairs leading into garden, original working log burning fireplace, original wood strip flooring, ornate cornice.

**Cloakroom 3' 6" x 3' 6" (1.07m x 1.07m)**

Low level WC, wash hand basin.







**Bedroom 1** 19' 8" x 11' 6" (5.99m x 3.50m)  
Side aspect, fitted wardrobes.

**En-suite** 6' 9" x 5' 5" (2.06m x 1.65m)  
Wash hand basin on vanity unit, low level WC, heated towel rail, ceramic tiled floor and walls, shower cubicle,

**Bedroom 3 / Home Office** 16' 6" x 14' 3" (5.03m x 4.34m)  
Fitted storage cupboards, original wooden strip floor.





**Bedroom 2** 17' 3" x 16' 6" (5.25m x 5.03m)

Rear aspect, fitted wardrobes and above bed storage, wood strip flooring, patio door leading to decking with hot tub.

**Shower Room** 12' 0" x 4' 8" (3.65m x 1.42m)

Ceramic tiled floor and part tiled walls, low level WC, heated towel rail, wash hand basin on pedestal, shower unit with wall mounted attachment.







### Front garden

Space to park three cars

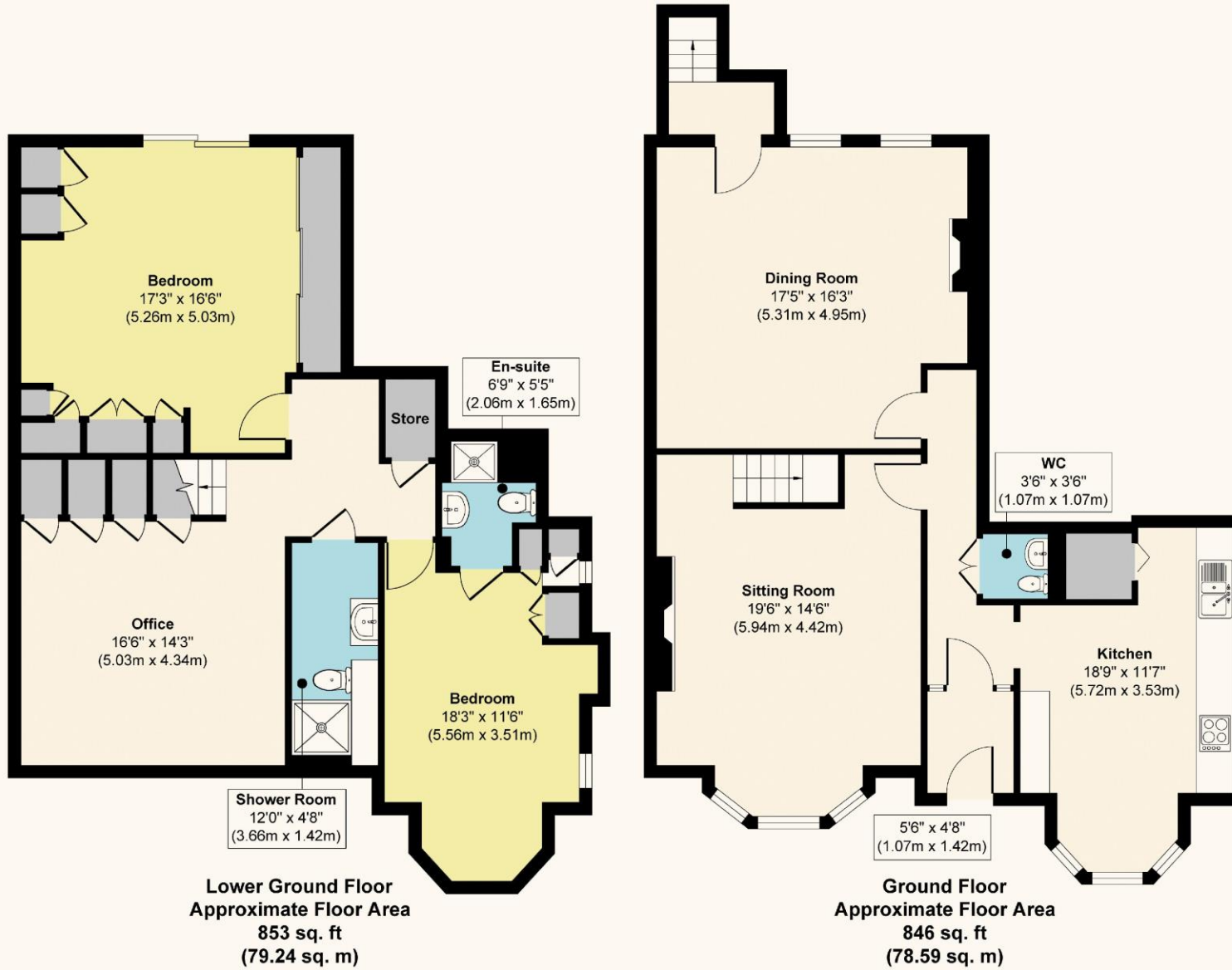
### Rear Garden 110' 0" x 40' 0" (33.50m x 12.18m)

West facing, mainly laid to lawn with mature shrubs and trees, decking area with hot tub and separate patio area.





# West Hill SW15



**Approx. Gross Internal Floor Area 1699 sq. ft / 157.83 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.