

2 Bed Apartment In Brighton Court 73 West Hill, London, SW15 2UL £600,000





SHORT DESCRIPTION

Property Ref: 13074 A hidden gem - share of freehold, quiet and spacious, 2 bedroom, 2 bathroom, 3rd floor penthouse, with private garage. 3rd floor penthouse, chain free and offering a great opportunity as a first home, or as a rental opportunity due to its proximity to Putney and the river. The block is set well back from the road and has a quiet and peaceful feel to it and has a detached garage situated on the grounds. The property is un-modernised and has no onward chain; it offers great potential as a first home for a young couple, and comprises 2 good sized bedrooms, with the master boasting a private en-suite bathroom. Throughout the property there is plenty of natural light, and sweeping views of south west London and beyond. The living space comprises a large living room leading onto a medium sized balcony and semi-open kitchen adjacent. The property is on the top floor providing ample storage space. The block is situated away from the road, and benefits from lots of outside space for off street parking, and relaxing. This property also comes with a private garage to the rear of the block. This property is located on West Hill, a 10 minute walk from East Putney tube station (0.8 miles) and Putney Train Station (0.9 miles), the area also offers direct access to the A3 for connections into and out of London and benefits from various bus routes into central London. There are many green spaces nearby including Putney Heath, Wimbledon Common and the beautiful Richmond Park, as well as the River Thames just a 20 minute walk away. Wandsworth's Southside Shopping Centre is a leisurely 10 minute walk away which offers a wide range of shops and amenities..



Bed Room(s)



Bath Room(s)



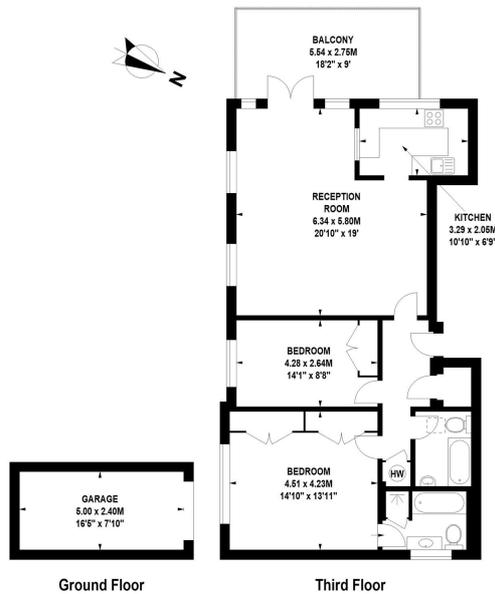
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

**Brighton Court,
West Hill, SW15**

Approximate Gross Internal Area 90 sq m / 969 sq ft
Excluding Garage Area of Approximately 12 sq m / 129 sq ft



Floor Plan produced by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

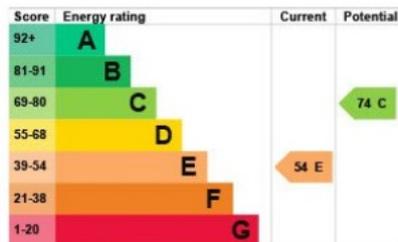
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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