

Winkworth

West Hill Road, Putney, SW18 1LH







A rarely available detached house with off-street parking in this fantastic location near East Putney. The property offers a potential buyer the chance to modernise throughout and substantially extend subject to local planning consents. Offered to the market for the first time in 54 years, accommodation includes a very impressive double reception room, separate kitchen with ample fitted units and counter space, five bedrooms and a family bathroom with separate W/C. There is the added benefit of a downstairs W/C and integrated garage. At the rear is a generous and incredibly secluded private garden, accessed from both the reception room and the kitchen. This property offers the possibility to extend into the large loft space, as well as to the rear, subject to the normal local planning consents. Sold with no onward chain.

West Hill Road is a short walk from the amenities and transport links of Putney, Southfields and Wandsworth Town. Additionally, Clapham Junction is a short bus ride. The A3 is approached via West Hill. St Georges Park is situated nearby with its open spaces and river walks, Wimbledon Common is five minutes away.

- Detached House
- Off-Street Parking
- Potential to Extend (STPP)
- Five Bedrooms
- Double Reception Room
- Separate Kitchen
- Generous Private Garden
- No Onward Chain



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

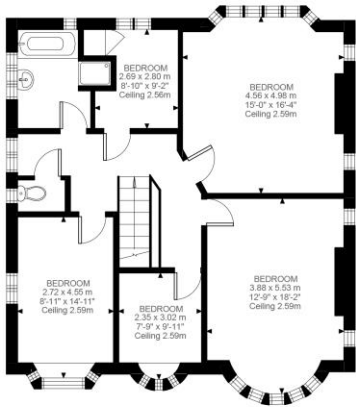
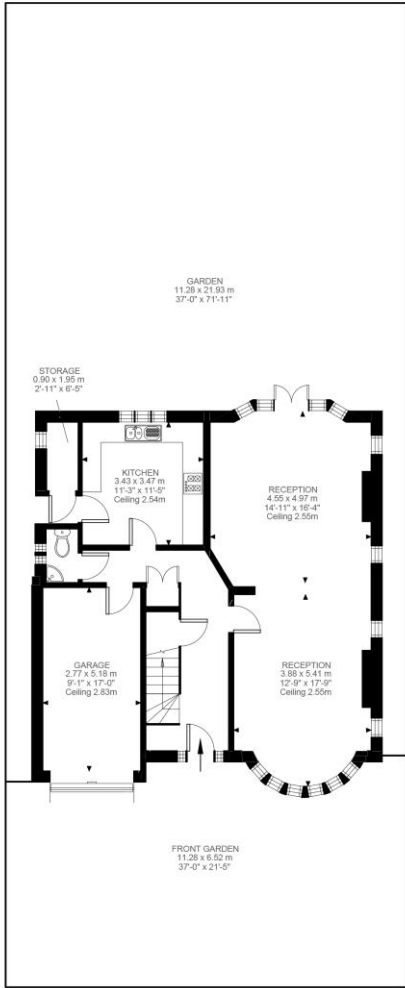
## Freehold

Internal area  
Approximate gross internal area:  
Total 1,779 sq ft/ 165.31 sq m



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**West Hill Road, SW18**  
Approximate Gross Internal Area  
165.31 SQ.M / 1779 SQ.FT  
(EXCLUDING GARAGE & STORAGE)  
GARAGE & STORAGE: 16.10 SQ.M / 173 SQ.FT  
INCLUSIVE TOTAL AREA 181.41 SQ.M / 1953 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

W621 Ravensworth 01670 713330

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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