

Winkworth

West Hill Road, London, SW18 5HN





This superb semi-detached family home is presented in excellent condition and is offered to the market with no onward chain. Based over four floors, accommodation includes a smart fitted kitchen/dining room with French doors opening onto the large and very private rear garden, which can also be accessed by a side gate. Three separate reception rooms on the lower ground floor and ground floor respectively are complete with period feature fireplaces and original cornicing. There is also a downstairs W/C and utility room. On the upper floors are five double bedrooms, almost all of which benefit from feature fireplaces. These are serviced by three bathrooms (two en-suites). Original period features are retained throughout with fireplaces, stained glass windows and wooden flooring adding to the character of this home. The property also benefits from a driveway at the front providing off-street parking.

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. Wandsworth Park is situated nearby with its open spaces and river walks.

- SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- LARGE REAR GARDEN
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- W/C AND UTILITY
- 2,272 SQ. FT.
- NO ONWARD CHAIN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Freehold

Internal area  
 Approximate gross internal area:  
**Total 2,302 sq ft/ 213.9 sq m**

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Approximate Gross Internal Area Total = 213.9 sq m / 2302 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID764896)



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