

**Winkworth**

West Hill Road, London, SW18 1LN







An impressive and substantial semi-detached family home, with a spacious driveway and large garden, positioned on one of East Putney's most desirable residential roads within the West Hill Road Conservation Area. The house boasts excellent family accommodation arranged over four floors, with high ceilings and original features throughout. The beautiful a bright entrance hall leads onto a spacious double reception room, currently arranged as an impressive dining room and additional living room. The separate kitchen benefits from fully fitted units and ample space for a breakfast table. There is direct access from both the kitchen and reception room to a well-kept and mature private 72ft South West facing rear garden that is laid to lawn, perfect for entertaining and al fresco dining.

The upstairs accommodation offers five bedrooms. The superb main bedroom is on the first floor and is complete with period fireplaces, a large dressing area and opens out onto a stunning roof terrace perfect for late afternoon or evening drinks overlooking the garden. The first floor also comprises an additional large double bedroom and family bathroom with white suite. The top floor is made up of three further bedrooms, two of which are generous doubles. These are serviced by a large shower room. The house further benefits from a driveway with off street parking for two cars and a basement with guest cloakroom and ample extra storage and utility space. There is also the potential to extend at the rear, subject to the usual planning consents.

- Semi Detached House
- Off-Street Parking
- South West Facing Garden
- Five Bedrooms
- Two Bathrooms + Cloakroom
- Double Reception Room
- Cellar Space
- Potential to Extend (STPP)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</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

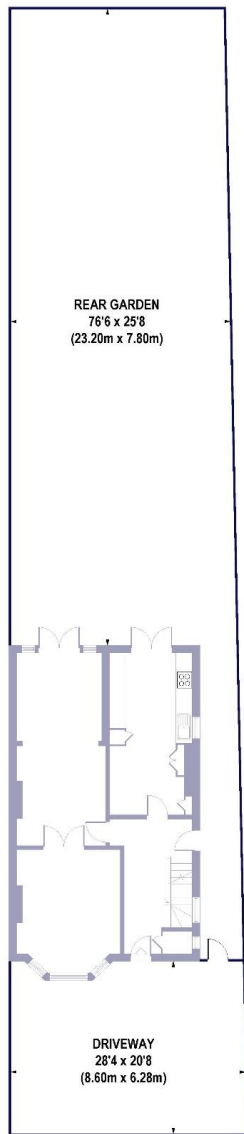
Internal area  
 Approximate gross internal area:  
**Total 2,088 sq ft/ 193.98 sq m**



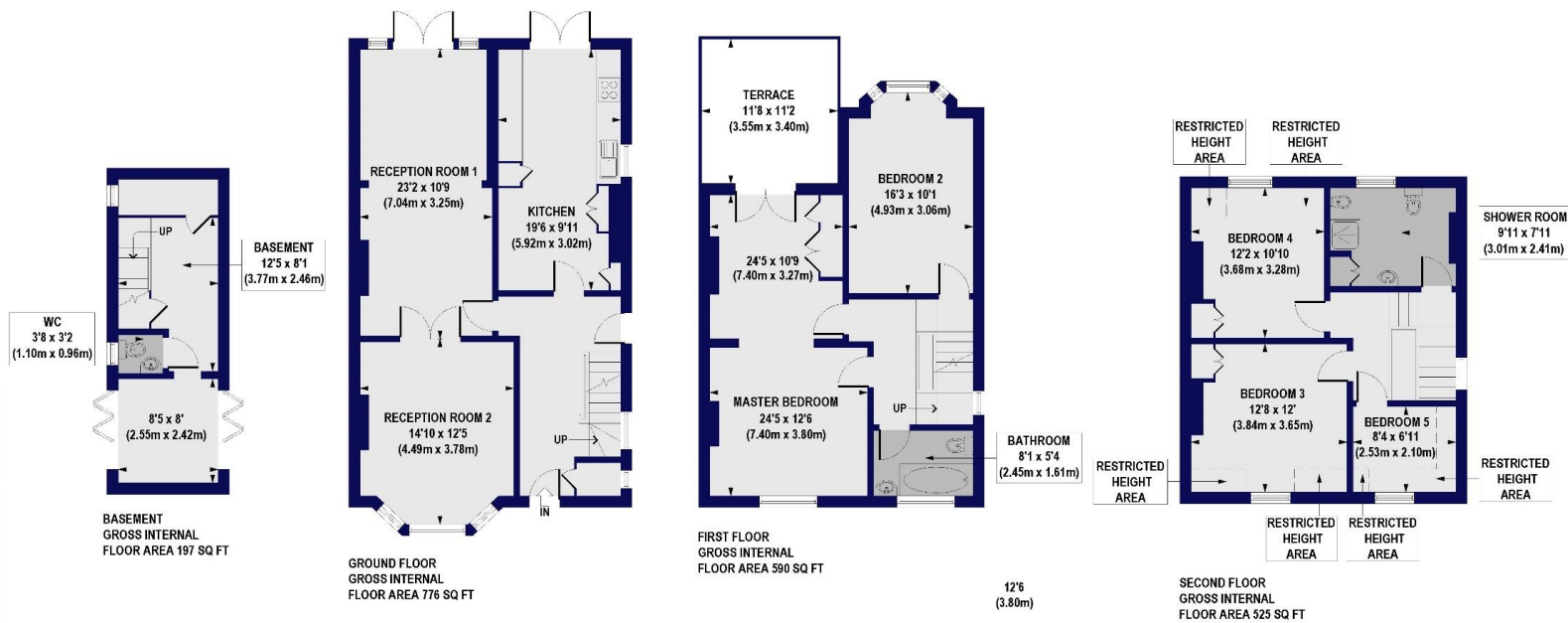
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Approx. Gross Internal Floor Area 2088 sq. ft / 193.98 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 2038 sq. ft / 189.34 sq. m (Excluding Restricted Height Area)



SITE PLAN



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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Southfields Office 241 Wimbledon Park Road, SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk  
[winkworth.co.uk](http://winkworth.co.uk)