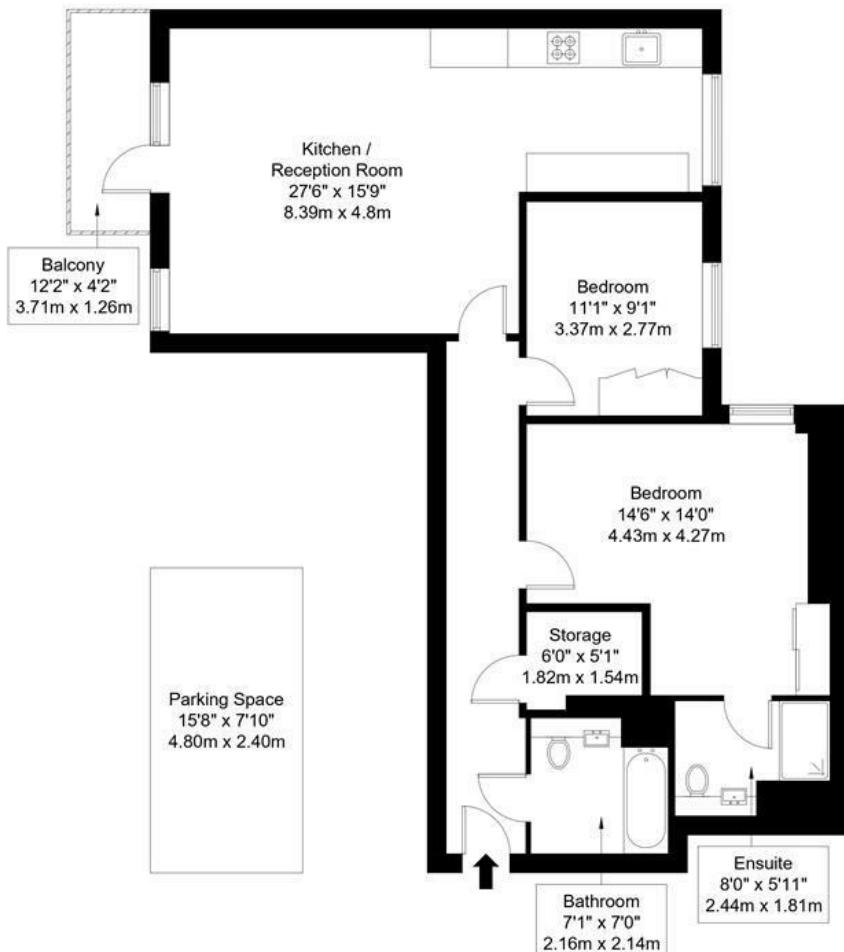


## Linnet Court, SW15 6RJ

Approx Gross Internal Area = 85.3 sq m / 918 sq ft

Balcony = 4.7 sq m / 51 sq ft

Total = 90 sq m / 969 sq ft



Ground Floor

First Floor

Ref :

Copyright

B L E U  
P L A N

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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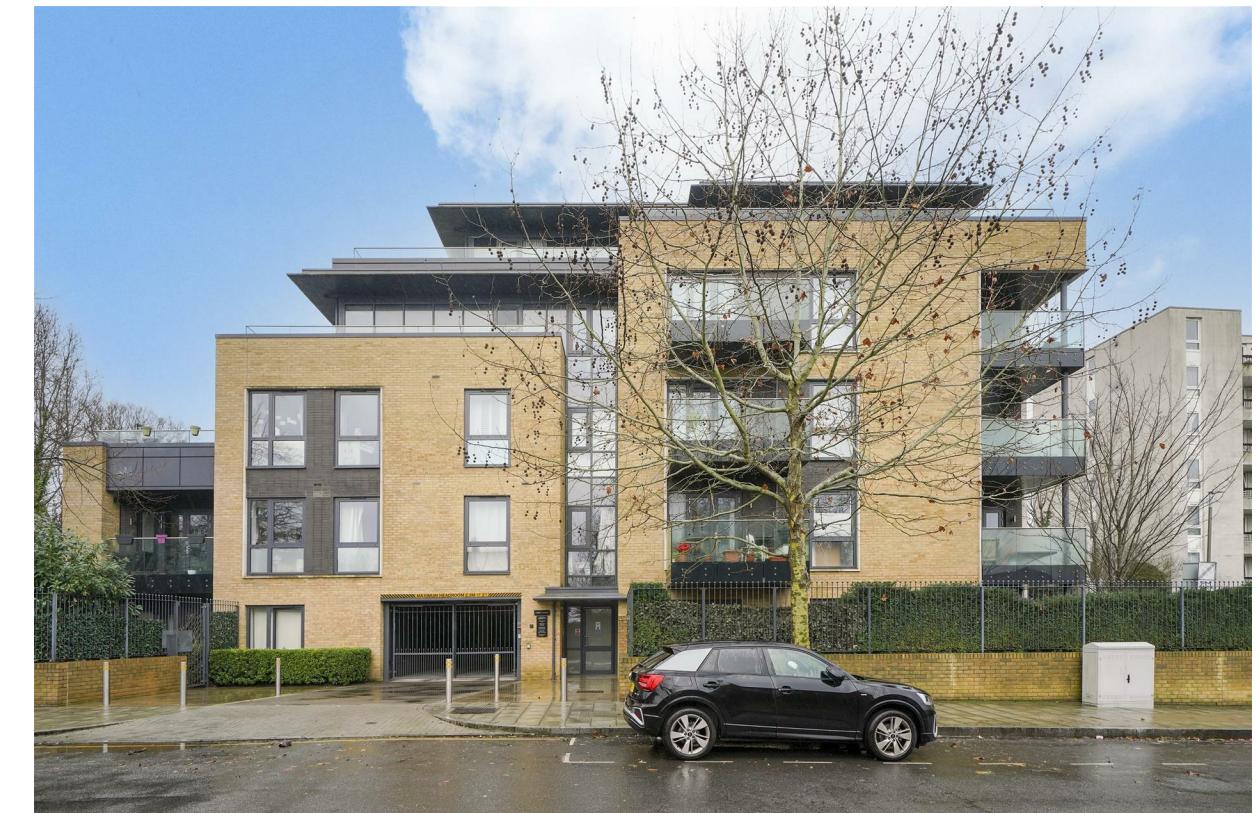
**DISCLAIMER** These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All measurements are approximate.

## Linnet Court, Putney, SW15

A spacious (918 SQ FT) two double bedroom apartment set within this smart modern purpose built private development. Positioned on the first floor overlooking the communal gardens the apartment has bright well-proportioned rooms including a generous master suite, further double bedroom and separate bathroom, a large open plan reception / kitchen room with access to a private balcony. Westleigh Avenue is located off Putney Hill in fashionable West Putney allowing its residents easy access to both the amenities of Putney High Street and the green open spaces of Putney Heath. The property benefits from an underground allocated parking space and the property is being sold chain free.



- 918 SQ FT
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE ENSUITE)
- OPEN PLAN KITCHEN/RECEPTION ROOM
- PRIVATE BALCONY
- COMMUNAL GARDEN
- UNDERGROUND ALLOCATED PARKING SPACE
- CHAIN FREE
- EPC RATING B

Guide Price

£625,000

Available

