

STURGES
LONDON

Madison Court, Putney
£415,000 Leasehold



- **EXCELLENT INVESTMENT OPPORTUNITY**
- **LET £2350 PCM (A.P.T.) - 6.8% GROSS YIELD**
- **Well Proportioned 2 Bedroom, 2 Bathroom Apartment**
- **Attractive 19' x 13 Reception Room**
- **Separate Kitchen**
- **Private Off Street Parking**
- **Well Located for both Putney and Wandsworth's Many Amenities**
- **Excellent Local Transport Links**



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West Hill, London

CURRENTLY LET ON AN ASSURED PERIODIC TENANCY TO 2 PROFESSIONAL SHARERS - REPRESENTING A 6.8% GROSS YIELD.

A well proportioned 2 bedroom, 2 bathroom apartment situated on the second floor of a private purpose built building on West Hill in sought after Putney. This attractive apartment spans an impressive 706 square feet and features a spacious 19' x 13' reception room, separate kitchen, two bathrooms (one ensuite), a private balcony, private off street car parking and a long lease.

Madison Apartments on West Hill is located a short walk from East Putney underground station (District Line) and both Putney and Wandsworth Town rail stations. The property also benefits from fantastic bus links and easy access to the shops, restaurants and leisure facilities of both Putney High Street and nearby Wandsworth Southside.

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Lease: 185 Years Remaining

Service Charges: Aprox £2,500 PA

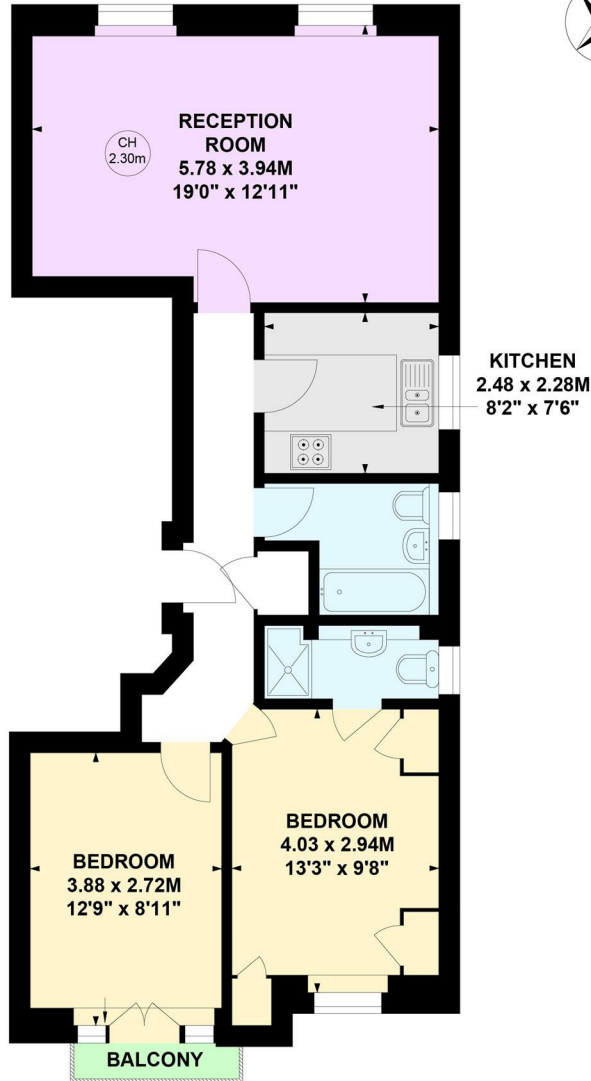
Ground Rent: £0

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Madison Court, SW15

Approximate gross internal area
65.60 sq m / 706 sq ft

Key :
CH - Ceiling Height



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.