



**JAMES  
ANDERSON**

Clarendon Drive  
London SW15  
£2,200 Per Month



## Clarendon Drive London SW15

A beautifully presented two double bedroom flat located on the first and second floor of this impressive semi-detached Victorian house.

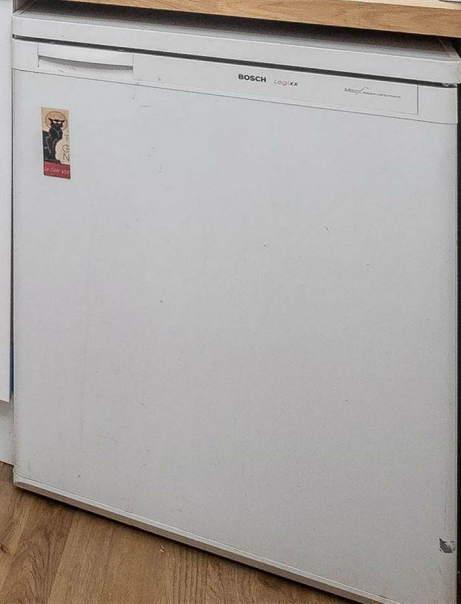
This property boasts a good size reception room and a separate dining room with lots of natural light, high ceilings and large windows. The kitchen is modern with plenty of storage space, separate W.C and a new modern bathroom. Finally leading to the second floor which provides two further double bedrooms.

The property is located on Clarendon Drive close to Charlwood Road and is therefore a very short walk to Putney Mainline Station, East Putney Tube Station ,and the River Thames clipper service from Putney Pier.

Deposit Required £2596.15

Minimum Term: 12 months

Holding Deposit: £519.23









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SCHOOL STREETS  
Please do not park on school streets during school hours.  
If you do park on a school street during school hours, you may be fined.  
If you are fined, you will have to pay the fine and you will not be able to use your car until the fine is paid.  
If you are a parent or carer of a child at a school on a school street, you will be able to apply for a School Street Permit.  
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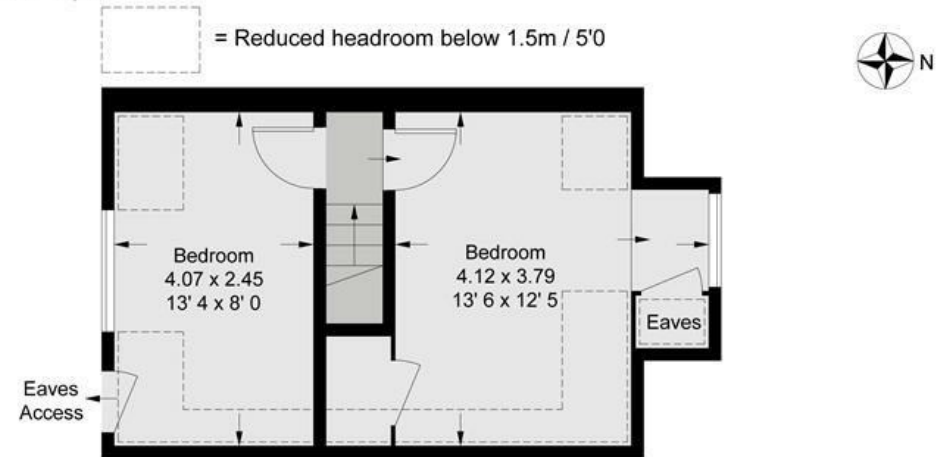


# Clarendon Drive

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 72 sq ft / 6.7 sq m  
Utility = 19 sq ft / 1.8 sq m  
Total = 868 sq ft / 80.7 sq m



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**Second Floor**  
300 sq ft / 27.9 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
549 sq ft / 51 sq m  
(Including Reduced Headroom)



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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.





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