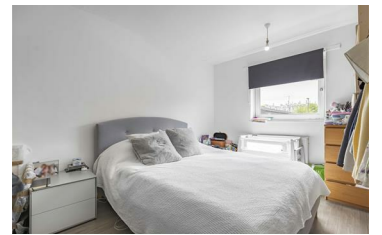




**JAMES
ANDERSON**



FOR SALE

Arabella Drive, London, SW15

A beautifully presented, purpose built three bedroom maisonette with a private garden located on the borders of Putney, Barnes and East Sheen.

The property has been renovated to a high standard with 844 sqft of accommodation, light and spacious and benefits from its own private entrance and low service charges. On the ground floor, there is a fully fitted modern kitchen opening into a large reception room with access to a private south facing garden. The first floor comprises three spacious bedrooms with built in storage and a large family bathroom.




Acting as an ideal family home or buy to let investment, a viewing is highly recommended.






Only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a number of excellent locals schools, nurseries, Barnes farmers market, the River Thames and Richmond Park.

EPC rating C.

£450,000

Guide Price

-  Three Bedroom Split Level Apartment
-  Three Piece Bathroom Suite
-  Spacious Reception Room
-  Fitted Kitchen
-  EPC Rating - C

-  Easy Access To Transport Links
-  Catchment To Highly Regarded Schools
-  Quiet Residential Location
-  Private Garden With Direct Access
-  Moments From Shops & Green Open Spaces



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

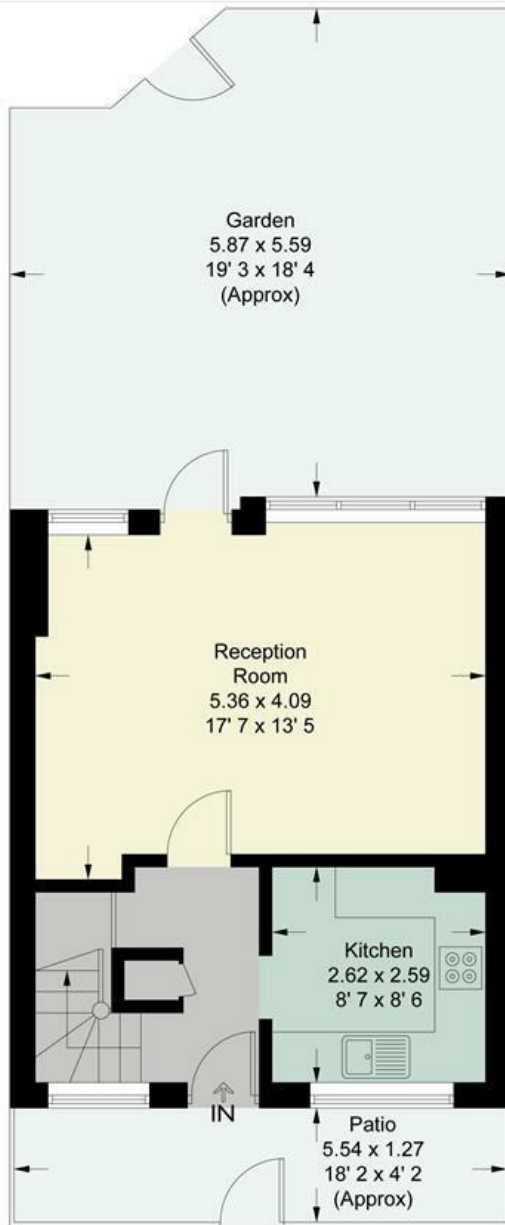
020 8788 6611

Arabella Drive

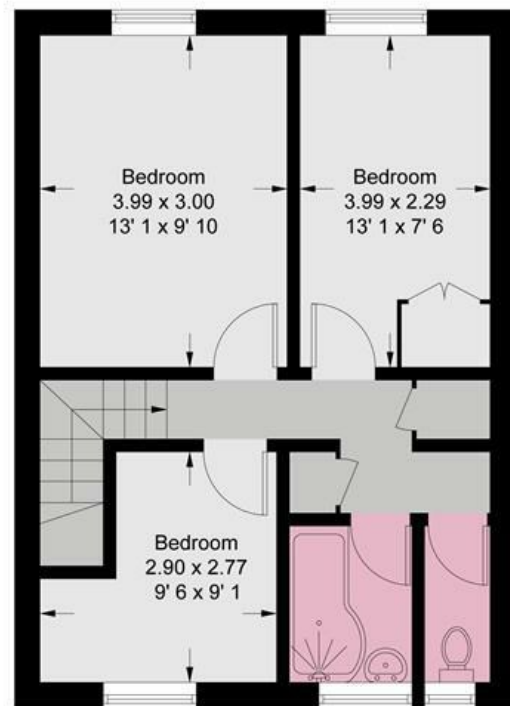
Approximate Gross Internal Area = 844 sq ft / 78.4 sq m



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Ground Floor
391 sq ft / 36.3 sq m



First Floor
453 sq ft / 42.1 sq m

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		77	77
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

