



**JAMES
ANDERSON**

Holford Way
London SW15
Guide Price £500,000



Holford Way London SW15

Situated in the prestigious Queen Mary's Place Development set back from the road is this superb top floor two double bedroom, two bathroom modern build apartment providing ample living space suited for entertaining while being offered to the market chain free.

This secure, well presented home has fob entry and intercom, as well as 24 hour security with accommodation comprising of two double bedrooms with built in storage, a three piece bathroom suite, three piece shower suite, hallway storage and a large kitchen/lounge with two balconies while providing secure allocated parking.

The development has a stunning Grade Two listed rose gardens, communal gardens as well as a brilliant sized gym for residents.

Queen Mary's House is situated in an area with a number of excellent local schools, making the development popular with families. Richmond Park is only a short walk away, and all of the bars, shops and eateries of both the popular Putney and Barnes which are only a few minutes' away. There are a number of local bus services from the development to the nearby transport hubs of Putney, Richmond and Wimbledon.

Lease - 107 Years Remain
Service Charge - £3031.20 (PA)
Ground Rent - £783.67 (PA)
EPC - B
Council Tax - E















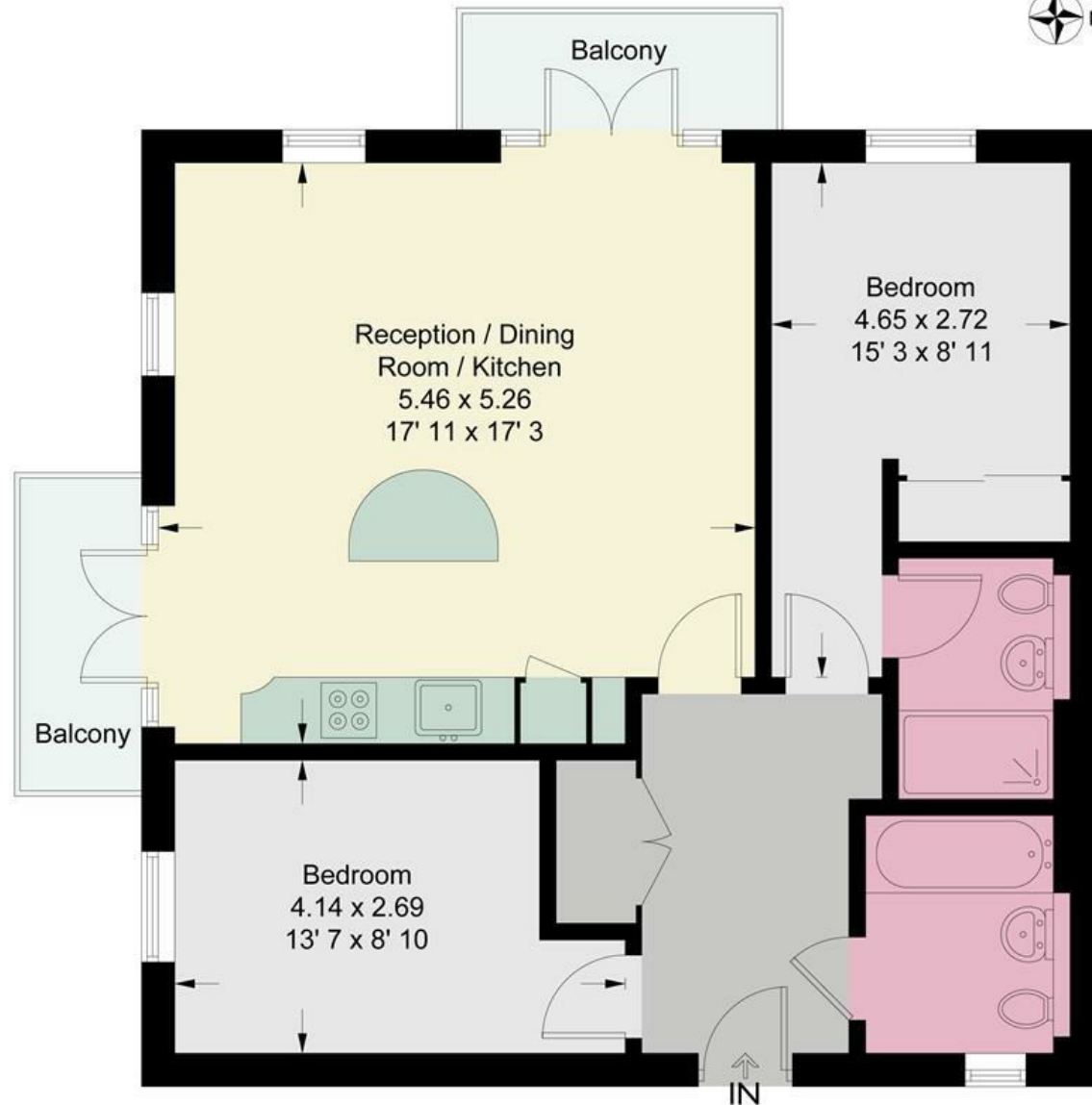


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Approximate Gross Internal Area = 732 sq ft / 68 sq m



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Third Floor



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