



**JAMES
ANDERSON**

Holford Way
London SW15
Guide Price £525,000



Holford Way London SW15

With uninterrupted views over the magnificent Grade I listed Roehampton House and the estate's formal gardens is this immaculately presented two double bedroom apartment situated within Queen Mary's House, a sought after development built by the ever popular St James Group.

Located on the side of the building this third floor apartment offers ample living space suited for entertaining and a quiet and peaceful location with plenty of natural light. Homes with this outlook are a rarity within this development and a viewing is highly recommend.

As you enter the apartment the spacious hallway provides plenty of storage space including a utility room which can house both a washing machine and dryer. Bedroom 1 provides built wardrobes alongside a three piece shower suite and a Juliet Balcony while Bedroom 2 provides further storage alongside dual lounge access via French doors to a large balcony. The L shape fitted Kitchen/Lounge provides a great setting to unwind or entertain while providing access to two superb balconies offering scenic views over the surrounding area.

Queen Mary's House has stunning Grade Two listed rose gardens, communal gardens as well as a brilliant sized gym for residents alongside secure underground parking and 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. The area benefits from a number of excellent schools, both primary and secondary. The closest, Ibstock Place, a well regarded, high-achieving independent school is just around the corner.

Tenure - Leasehold - Length - Approx. 107 Years

Service Charge - £3500

Ground Rent - £783

EPC Rating - TBC

Council Tax Band - E









White cabinetry on the left side of the kitchen, featuring a tall unit and a lower unit with horizontal handles.

Main kitchen cabinetry in white, including upper wall units and lower base units with drawers and doors, all featuring horizontal handles.

Microwave oven integrated into the upper white cabinetry.

Stainless steel oven with a glass door and control panel, integrated into the lower white cabinetry.

Blender and toaster on the dark countertop.

Coffee maker and kettle on the dark countertop.

Sink and faucet on the dark countertop.

Window on the right wall providing a view of the outdoors.

Dining table and chairs in the foreground, partially visible.

Dark grey tiled floor in the kitchen area transitioning to light wood flooring in the dining area.

Recessed ceiling light fixture.

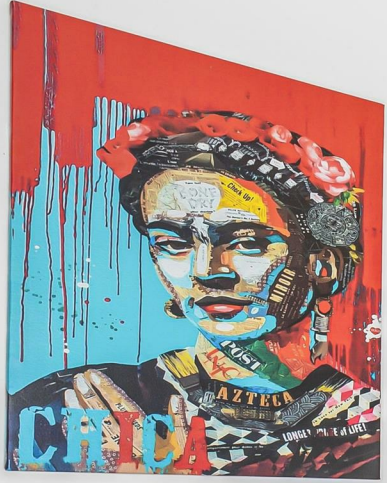
Recessed ceiling light fixture.

Recessed ceiling light fixture.

Recessed ceiling light fixture.

Recessed ceiling light fixture.

Yellow smoke detector on the ceiling.

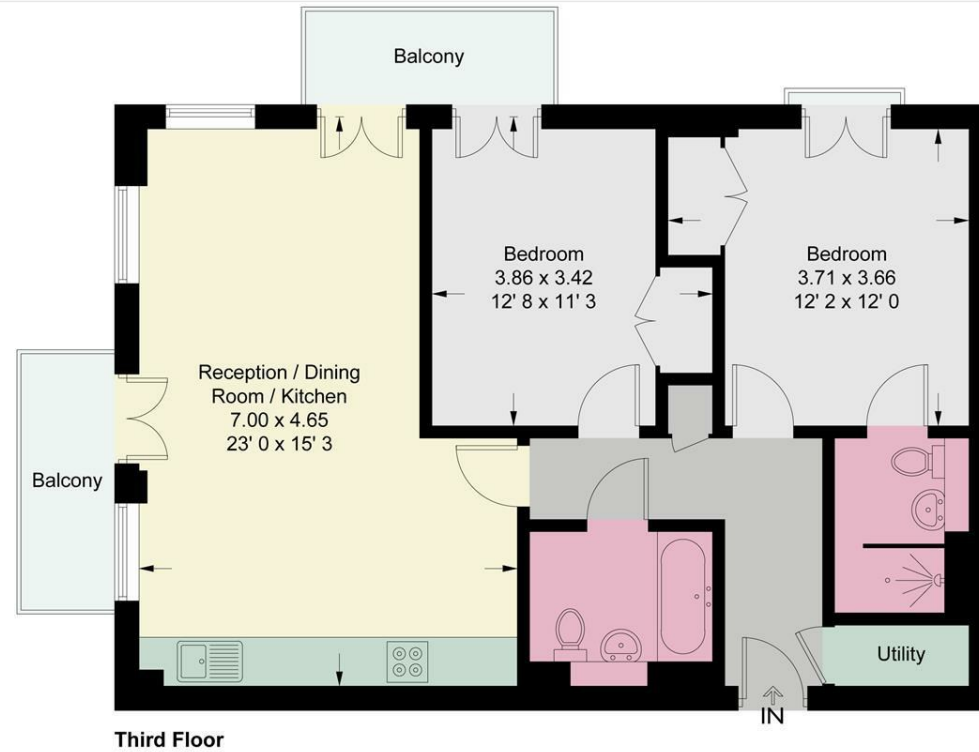






Queen Mary's House

Approximate Gross Internal Area = 761 sq ft / 70.7 sq m



Third 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.





78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

