



**JAMES
ANDERSON**



FOR SALE

£435,000

Warwick Drive, London, SW15

A beautifully renovated 539 sq ft two bedroom flat with a private balcony and underground parking located in March Court, a popular purpose built block on Upper Richmond Road, Putney.

Presented in excellent condition, this property would make an ideal first time purchase or buy to let investment which is located on the fourth floor with fabulous far reaching views of the city.

The accommodation comprises an open plan kitchen living area, the kitchen fully equipped with integrated appliances, a modern gas boiler and radiators, large glass sliding doors provide lots of natural light with direct access to a covered private balcony. The main bedroom is a good size with fitted wardrobes, the second bedroom is a single room which would usefully make an ideal study to work from home. A tastefully designed modern bathroom completes the accommodation. A huge benefit to this property is the private parking space located underground. There is also lift access to all residents within the building.

The location is ideal, close proximity to Putney High Street, riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road, Barnes station is walking distance and with a selection of bus links immediately available into Putney and central London.



Two Bedrooms



Modern Bathroom



Open Plan Living



Beautiful Modern Fitted Kitchen



Share of Freehold. EPC Rating D. Council tax band C



Excellent Transport Links



Outstanding Local Schools



Fantastic Views



Private Balcony & Underground Parking

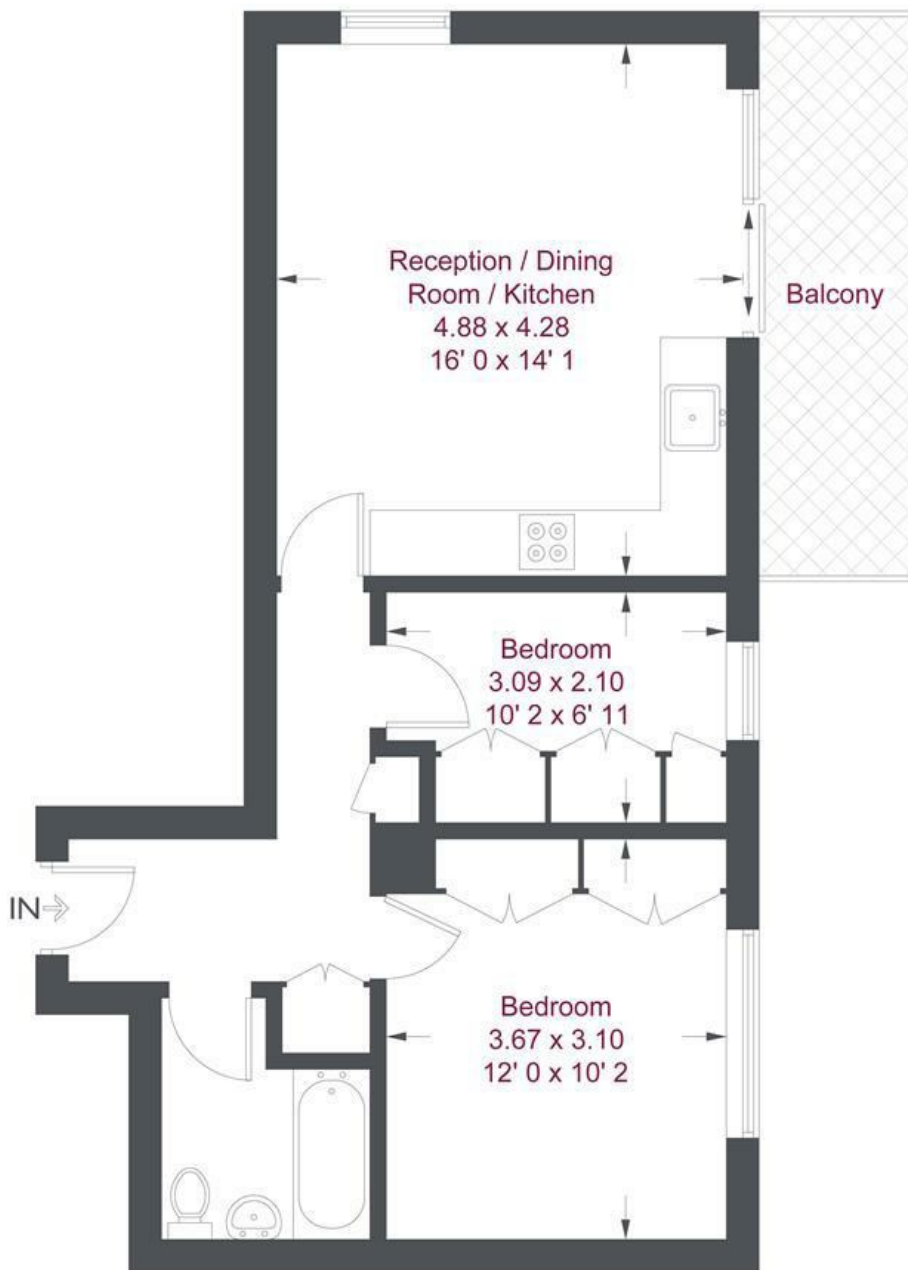


Ideal First Time Purchase



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

0208 785 4400



Fourth Floor

March Court

Approximate Gross Internal Area = 539 sq ft / 50.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	66	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

