



**JAMES
ANDERSON**



FOR SALE

£345,000

Warwick Drive, London, SW15

A well presented 577 Sq ft one bedroom flat with underground parking located in March Court, a popular purpose built block on Upper Richmond Road, Putney.

This property would make an ideal first time purchase or buy to let investment which is located on the ground floor with access to a patio garden and immaculate communal gardens.

The accommodation comprises spacious living room, modern kitchen/diner, bathroom and a double bedroom. A huge benefit to this property is the private parking space located underground, it is very secure. Viewings are strongly advised. To be sold with no onward chain.

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 with a selection of bus links immediately available into Putney and central London. Barnes station is walking distance.

Share of freehold



One double bedroom



One bathroom



Separate living room



Kitchen/diner



577 Sq ft



Underground parking



No chain



Share of freehold - Council tax band D - EPC rating ***



Service charge circa £3000 PA



940 years remaining on the lease



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

0208 785 4400

March Court

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m



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Ground 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	70
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	

