



JAMES  
ANDERSON



## FOR SALE

**£525,000**

Holford Way, London, SW15

Guide Price

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



Two Double Bedrooms



Two Bathrooms



Spacious Lounge With Scenic Views



Stylish Fitted Kitchen



EPC



Easy Access To Transport



Within Catchment For Highly Regarded Schools



Highly Regarded Quiet & Peaceful Development



Underground Parking



On Site Gym

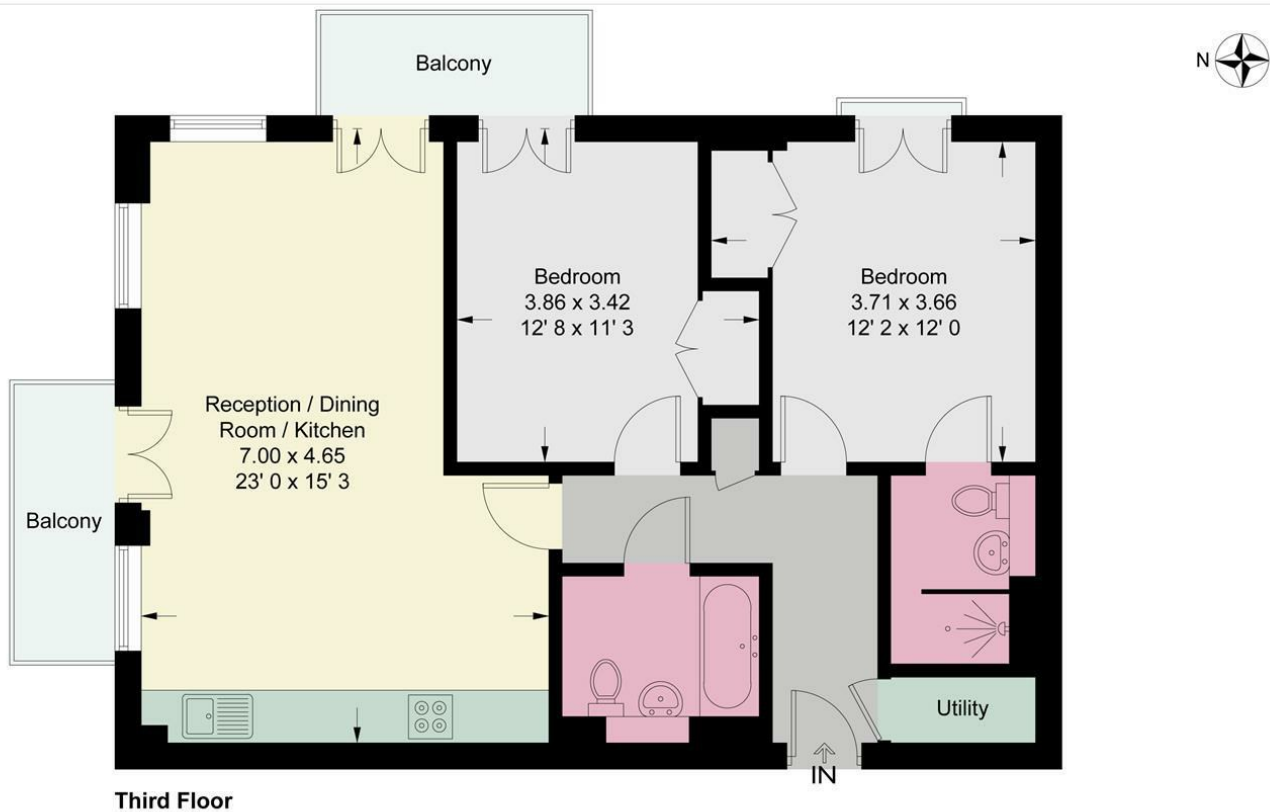


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Queen Mary's House

Approximate Gross Internal Area = 761 sq ft / 70.7 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

