



# FOR SALE

### Holford Way, London, SW15

£525,000

#### 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 Bathrooms

Two Double Bedrooms

- Spacious Lounge With Scenic Views
- Stylish Fitted Kitchen
- EPC

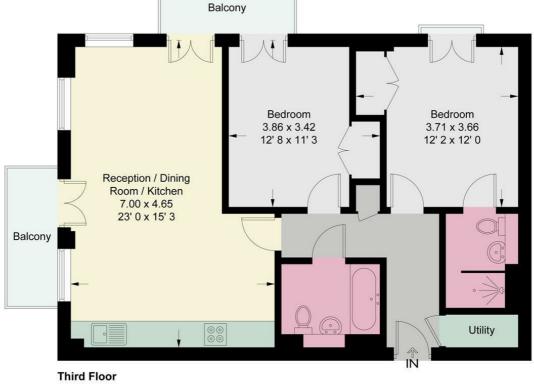
- 🔋 🛛 Easy Access To Transport
- Within Catchment For Highly Regarded Schools
- Highly Regarded Quiet & Peaceful Development
- Underground Parking
- On Site Gym

#### 020 8788 6611

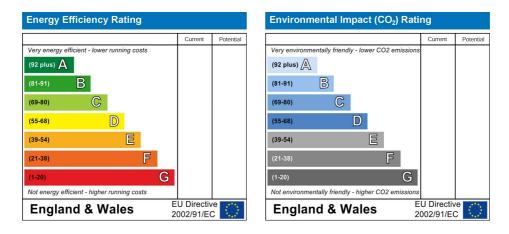
## **Queen Mary's House**

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.





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