



**JAMES
ANDERSON**



FOR SALE

Holford Way, Putney, SW15

£700,000






Guide Price

This rare to the market luxury penthouse apartment provides ample living space suited for entertaining while providing a sleek and stylish finish throughout. This home has been fully refurbished by the existing owners and is offered to the market chain free!

With inspiring views this fourth floor flat is situated within the idyllic Queen Mary's Place development, a stone's throw from Richmond Park and ideally located for the many attractions of Putney, Barnes, Richmond and Wimbledon.

As you step through the hallway the first door ahead leads to the bright dual aspect, open-plan living room, with dining area and stylish newly fitted kitchen with additional prep station. The French doors open on to the largest terrace on the development, providing truly impressive views and a beautiful setting to entertain in style.

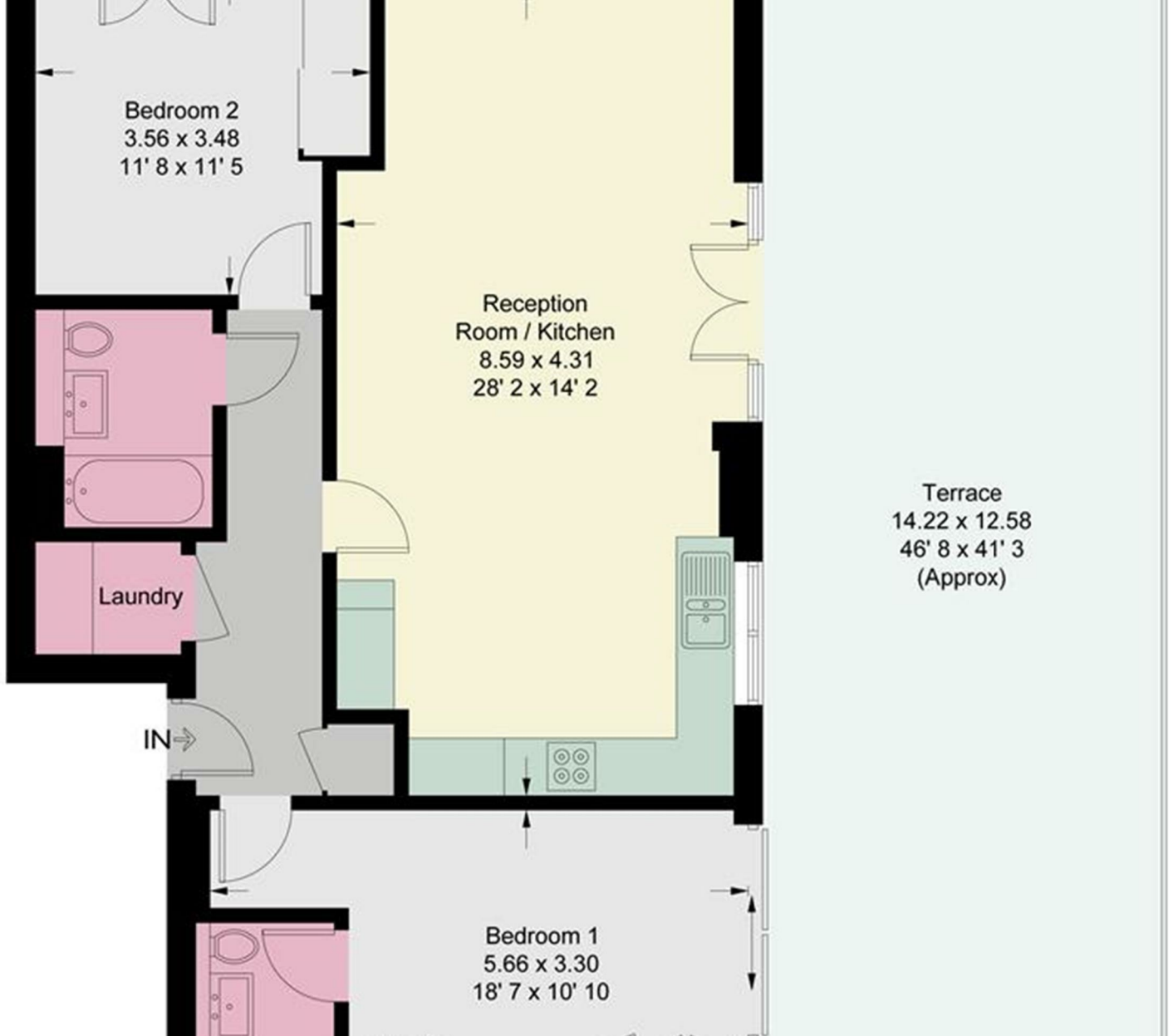
-  Two Double Bedrooms With Built In Wardrobes
-  Two Bathroom Suites
-  Open Plan Living, Suited For Entertaining
-  Recently Enlarged Fitted Kitchen
-  EPC Rating - C

-  Moments From Transport Links
-  Close To Highly Regarded Schools
-  Prime Location With A Real Community Feel
-  Luxury Living With A Substantial Terrace
-  EPC - C / Council Tax - F



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020 8788 6611



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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