



**JAMES
ANDERSON**

Arabella Drive
London SW15
Guide Price £300,000



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This stylish and modern second floor purpose build apartment offers ample living space suited for entertaining while situated in a quiet and peaceful cul-de-sac between Putney and Barnes.

This light and spacious property provides a spacious accommodation comprising of a brand new bathroom, a generous newly fitted kitchen and large reception/dining area and two double bedrooms with built-in wardrobes.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.

Tenure - Leasehold - 115 Years Remain

Service Charge - £1870 P/A

Ground Rent - N/A

EPC Rating - C

Council Tax Band - C



















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Sarah House

Approximate Gross Internal Area = 639 sq ft / 59.4 sq m



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Second 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.



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