

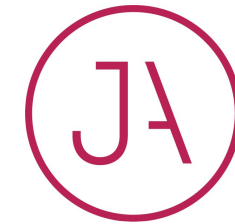


**JAMES  
ANDERSON**

Clarendon Drive  
Putney SW15

Offers In Excess Of £800,000





## Clarendon Drive Putney SW15

This stunning three double-bedroom, split-level period apartment is situated on Clarendon Drive in the heart of West Putney. Full of character, the apartment boasts an array of charming period features throughout, blending classic elegance with modern convenience.

The property offers three generously sized double bedrooms, a family reception room, a separate kitchen, a three-piece bathroom suite, and a WC with a wash hand basin. It also includes useful eaves storage. Situated on one of Putney's most sought-after roads, the apartment is just moments away from excellent transport links, top-rated schools, and beautiful green spaces.

Clarendon Drive is a highly sought-after residential street, known for its tree-lined charm and proximity to a range of amenities. The road is located in a peaceful and desirable part of Putney, offering a blend of quiet, suburban living while being well-connected to central London. Residents enjoy easy access to excellent public transport links, including nearby Putney Station, which provides quick connections into the city. The area is also home to a selection of highly regarded schools, as well as lush green spaces such as Putney Heath and the River Thames. Clarendon Drive offers the perfect balance of convenience, comfort, and natural beauty.

Tenure - Share Of Freehold (90 Years Remain On Lease)

Ground Rent - £0

Service Charge - £0

Council Tax - Band D

EPC Rating - D





































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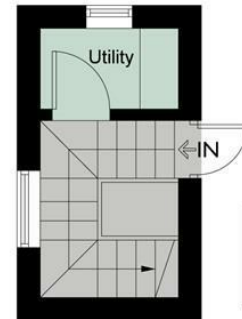


# Clarendon Drive

Approximate Gross Internal Area = 1014 sq ft / 94.2 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 155 sq ft / 14.4 sq m



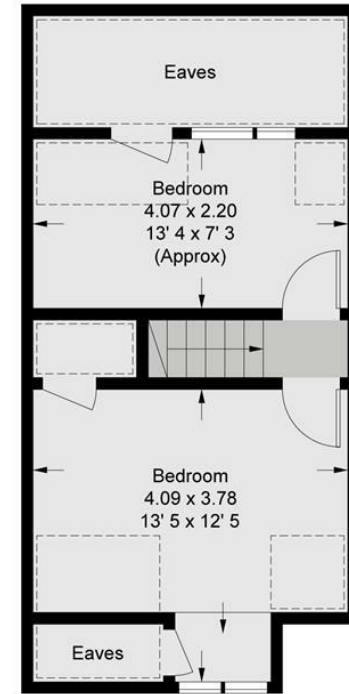
 = Reduced headroom below 1.5m / 5'0



Upper Ground Floor  
69 sq ft / 6.4 sq m



First Floor  
573 sq ft / 53.2 sq m  
(Including Reduced Headroom / Eaves)



Second Floor  
372 sq ft / 34.6 sq m  
(Including Reduced Headroom / Eaves)



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SW15 1LL

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