



JAMES
ANDERSON



FOR SALE

Clarendon Drive, Putney, SW15

£750,000

Guide Price

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



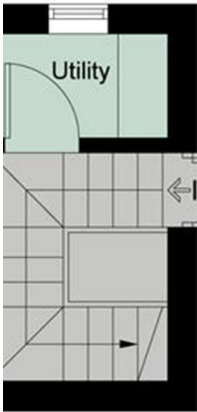
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

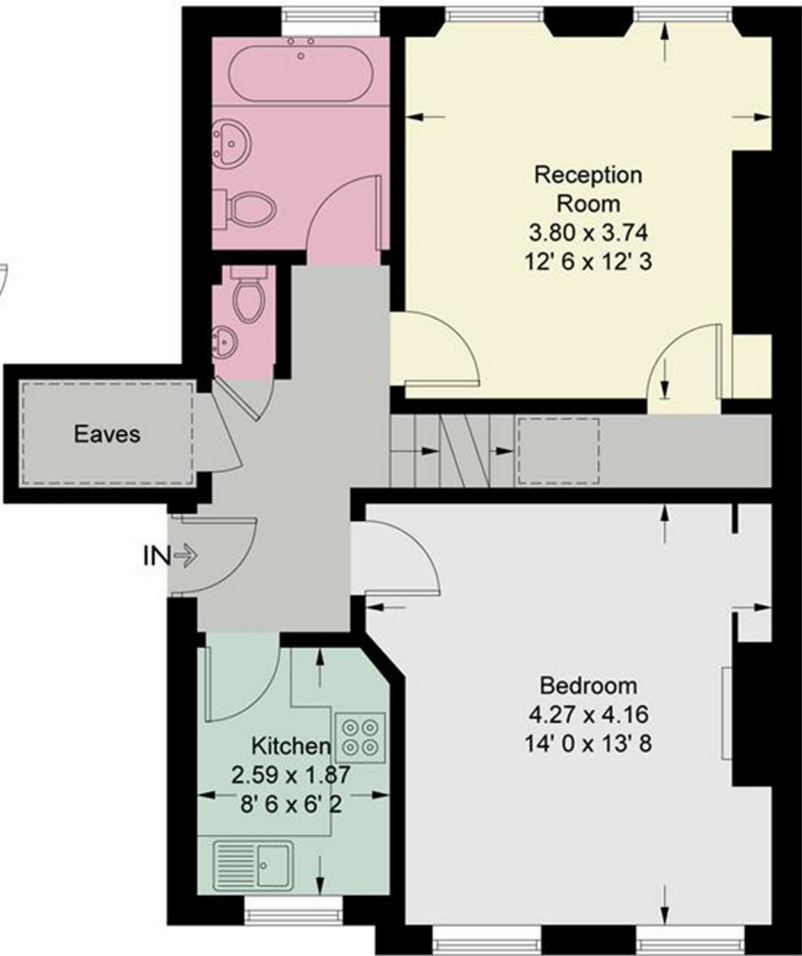


Internal Area = 1014 sq ft / 94.2 sq m
(Including Reduced Headroom / Eaves)
Eaves = 155 sq ft / 14.4 sq m

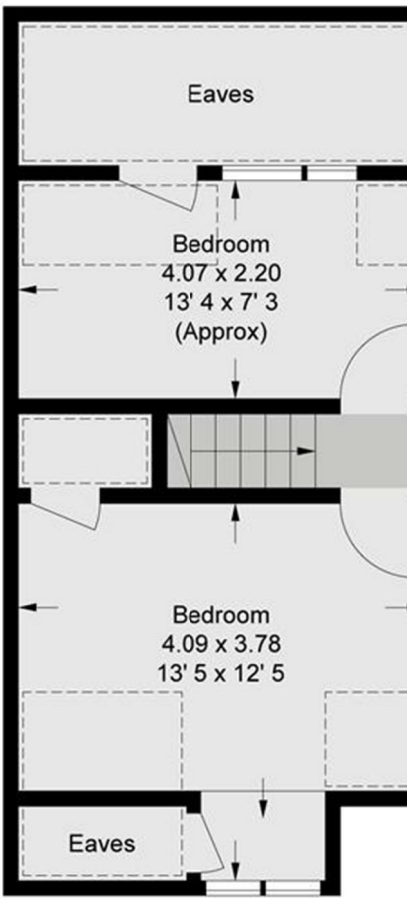
= Reduced headroom below 1.5m / 5'0



Partial Ground Floor
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)

This plan must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to make property valuations, design considerations or any other such relevant decisions. The agent accepts no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in reliance on 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		
	58	74
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	60
England & Wales	EU Directive 2002/91/EC	

