



JAMES
ANDERSON



FOR SALE

£475,000

Dromore Road, London, SW15

A very spacious and well presented one bedroom flat on the top floor of this stunning detached period property on Dromore Road. The flat is well laid out, presented in outstanding condition and offers a large and open plan kitchen/ reception room with high ceilings and a dual aspect. Large double bedroom, fitted wardrobes with a study space and a modern bathroom. There are pretty communal gardens and some off street parking available on a first come first served basis. To be sold with a share of the freehold.

Cadbury House is a well kept converted Edwardian property which retains many period features including the original Dutch Gable and Turreted corner. Situated moments from West Hill offering easy access into central Putney with its array of shops, bars, restaurants and transport links and the A3.

788 Sq ft
Leasehold, 976 years remain
EPC rating C
Council tax band E
Service charge PA £2500
Ground rent £150



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

0208 785 4400



= Reduced headroom below 1.5m / 5'0



Second Floor

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			
(39-54) E			
(21-38) F			
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