



JAMES
ANDERSON



FOR SALE

£385,000

Deodar Road, London, SW15

Nestled in the tranquil surroundings of Deodar Road, London, this charming one-bedroom conversion flat offers a perfect blend of modern living and serene location. Spanning 463 square feet, this ground floor property is part of the esteemed Blades Court development, converted in 2020, ensuring a contemporary lifestyle with high-quality finishes.

The flat features an open plan living area that creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The high specification kitchen is equipped with modern appliances, making it a delight for any home cook. The bathroom, also finished to a high standard, provides a comfortable and stylish space for your daily routines.

Situated next to Wandsworth Park and the picturesque River Thames, this property enjoys a peaceful setting while still being conveniently close to local amenities. The secure development adds an extra layer of comfort and safety, making it an ideal choice for first-time buyers seeking a welcoming home in a desirable area.

With its modern features and prime location, this flat is not just a property; it is a wonderful opportunity to embrace a vibrant lifestyle in one of London's charming neighbourhoods. Don't miss the chance to make this delightful flat your new home.



One double bedroom



High specification bathroom



Stunning kitchen



Contemporary open plan living space



EPC rating B/ Council tax band D/ Leasehold



Excellent transport links



Next to Wandsworth Park and The River Thames



Ideal first time purchase



Service charge £800 PA Ground rent £0.00 Share of freehold, 994 years remain



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

0208 785 4400

Blades Court

Approximate Gross Internal Area = 456 sq ft / 42.4 sq m



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Ground 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.



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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