



JAMES  
ANDERSON

Dover House Road  
London SW15  
Guide Price £400,000



## Dover House Road London SW15

This lovely ground floor apartment offers 560 sqft of comfortable living space with the standout bonus of a long, private rear garden and open views across green areas. It's a home that's clearly been well cared for and feels easy to live in from the moment you step inside.

The layout works really well, with nicely proportioned rooms throughout. The reception/dining room is a great size and feels bright and welcoming, with plenty of space to relax, host friends or enjoy quiet evenings at home. There's room for both comfortable seating and a dining table without it feeling crowded. The double bedroom is a calm, well sized space, while the three piece bathroom suite is practical and neatly presented.

The fitted kitchen is sensibly arranged with good storage and worktop space, and one of its best features is the direct access out to the garden. This makes day to day living feel seamless and is perfect for summer months when you can easily take meals outside or entertain friends.

The private rear garden is a real highlight and a rare find for a property of this type. Long and versatile, it offers loads of potential whether you're into gardening, outdoor dining, or simply having your own peaceful space to unwind. It's ideal for al-fresco dining, weekend barbecues or just enjoying some fresh air in a green, open setting.

Dover House Road is a pleasant, residential street with a relaxed neighbourhood feel. The area benefits from nearby green spaces and everyday local amenities, while transport links are within easy reach, making it convenient for getting around without sacrificing peace and quiet. It's the kind of location that feels settled and community-focused, yet still well connected.

Overall, this is a well balanced home that combines indoor comfort with exceptional outdoor space, all set in a popular and welcoming area.

Tenure - Leasehold - 93 Years Remain  
Council Tax Band - C  
EPC Rating - C  
Service Charge - £349.61 p/a (2024)  
Ground Rent - TBC













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Approximate Gross Internal Area = 560 sq ft / 52 sq m



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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