



JAMES
ANDERSON



FOR SALE

£585,000

Clarendon Drive, Putney, SW15

Guide Price

Located on the ever desirable Clarendon Drive in the heart of West Putney, this beautifully presented top floor period apartment occupies an elegant character building and offers generous, light filled accommodation throughout. Combining period charm with modern living, the property is ideally suited to professionals, couples or downsizers seeking a peaceful yet well connected home.

The apartment centres around a large and bright open plan kitchen and reception room, providing a superb space for both everyday living and entertaining. The room benefits from excellent natural light, attractive proportions and ample space for dining and relaxing, while the kitchen is well appointed with modern units and appliances. The principal bedroom is a spacious and calm retreat, comfortably accommodating wardrobes and additional furniture. A second bedroom offers excellent flexibility, ideal as a guest room, nursery or home office, perfectly suited to contemporary working patterns. A modern bathroom completes the accommodation and is finished to a high standard with stylish fittings.

Clarendon Drive is widely regarded as one of West Putney's most sought after residential roads, known for its attractive period architecture and friendly community atmosphere. The property is ideally positioned for the amenities of Upper Richmond Road, offering a wide selection of shops, cafés, restaurants and everyday conveniences. The open green spaces of Putney Heath, Wimbledon Common and the River Thames are all within easy reach, providing excellent opportunities for outdoor recreation.



Two Bedrooms



Three Piece Bathroom Suite



Open Plan Living



Fitted Kitchen



EPC Rating - E / Council Tax Band - D



Easy Access To Transport



Catchment For Highly Regarded Schools



One Of West Putney's Most Desirable Roads



Lease - 987 Years



Service Charge & Ground Rent - £748 Per Year



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

020 8788 6611

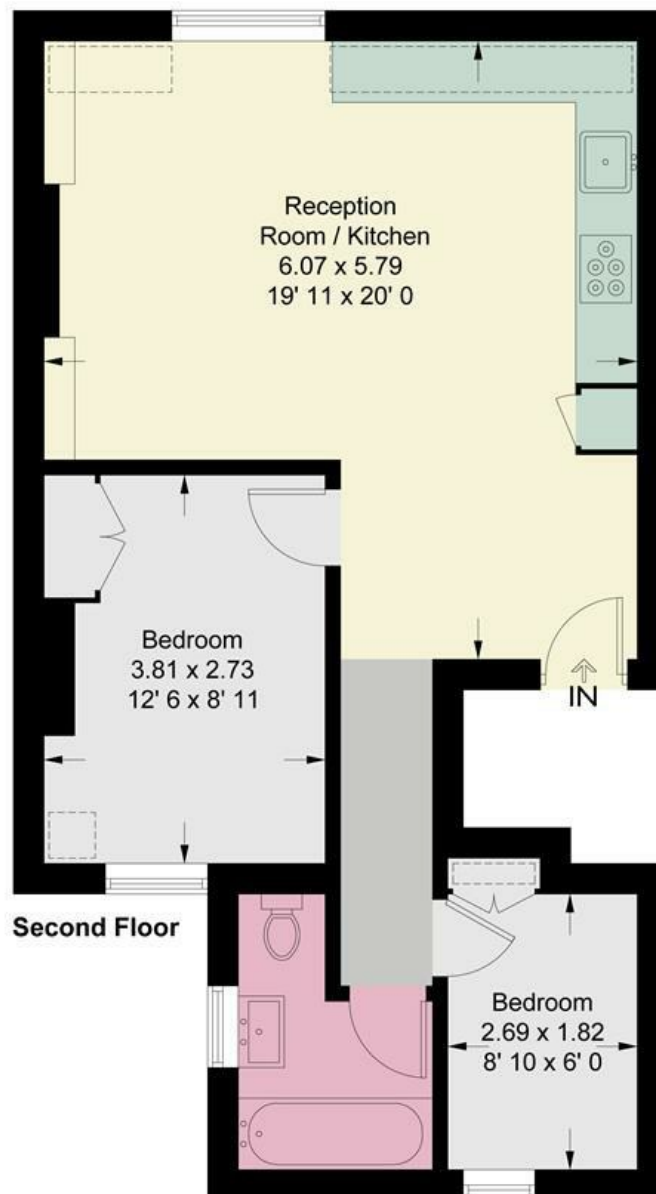
Clarendon Drive

Approximate Gross Internal Area = 560 sq ft / 52.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 24 sq ft / 2.2 sq m
Total = 584 sq ft / 54.3 sq m




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= Reduced headroom below 1.5m / 5'0



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			77
(55-68) D			
(39-54) E		46	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	