



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

Clarendon Drive, London, SW15









Guide Price

This beautifully presented one bedroom apartment on Clarendon Drive offers an exceptional blend of period charm and modern living, making it an ideal first-time purchase or investment opportunity. Set within an attractive building, the property boasts a bright and spacious open plan reception room, enhanced by impressive high ceilings and large sliding sash windows that flood the space with natural light while offering pleasant views over the well-maintained communal garden.

The contemporary kitchen is thoughtfully designed and finished to a high standard, featuring sleek worktops and a full range of integrated appliances, creating a stylish and practical space for everyday living and entertaining. The generous master bedroom provides a quiet and comfortable retreat, with ample room for storage and furnishings.

A modern bathroom completes the interior, fitted with quality fixtures and incorporating a washing machine, alongside additional storage solutions to maximise convenience. Further benefits include a substantial loft space accessed via a pull down ladder from the bathroom, partially boarded and ideal for additional storage.

This charming home is offered to the market chain free and benefits from a share of the freehold, along with a long 996 year lease. With no ground rent or service charge payable, it represents outstanding value. Additional

-  One Large Double Bedroom
-  Open Plan Reception, High Ceilings
-  Spacious Modern Bathroom
-  Fully Equipped Kitchen, Integrated Appliances
-  EPC Rating - C
-  Excellent Transport Links
-  Outstanding Local Schools
-  Prime West Putney Location
-  Share of Freehold, No Chain
-  Communal Garden



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

020 8788 6611

# Clarendon Drive

Approximate Gross Internal Area = 448 sq ft / 41.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
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