



**JAMES  
ANDERSON**



## FOR SALE

Arnewood Close, London, SW15

**£325,000**

Guide Price

Set on the ground floor of a well maintained purpose built development on the ever-popular Arnewood Close, this bright and generously proportioned two bedroom apartment offers an excellent opportunity for both first time buyers and investors alike. Offered to the market chain free, the property combines a practical layout with a highly desirable location close to the open green spaces of Richmond Park and Wimbledon Common.

The apartment features a spacious and inviting reception room, filled with natural light and offering ample space for both living and dining areas, making it ideal for relaxing or entertaining guests. The fitted kitchen is thoughtfully arranged with a range of wall and base units, providing good storage and worktop space for everyday cooking.

There are two well sized bedrooms, each offering comfortable accommodation with room for storage, making the property suitable for a variety of lifestyles including sharers, couples, or those working from home. The bathroom is fitted with a classic three piece suite, including a bath with overhead shower, wash hand basin, and WC.

Positioned on the top floor, the apartment benefits from a quiet and private aspect, as well as elevated views and an abundance of natural light throughout. Additional benefits include double glazing, efficient use of space, and a well-kept communal environment.

Arnewood Close is ideally situated for access to local amenities, transport links, and some of southwest London's most sought after green spaces. With its chain free status and appealing layout, this property represents a fantastic opportunity to secure a home a quiet and leafy location.

Leasehold - 85 Years - Owner Is Extending By an Additional 90 Years

Council Tax - D

EPC - D

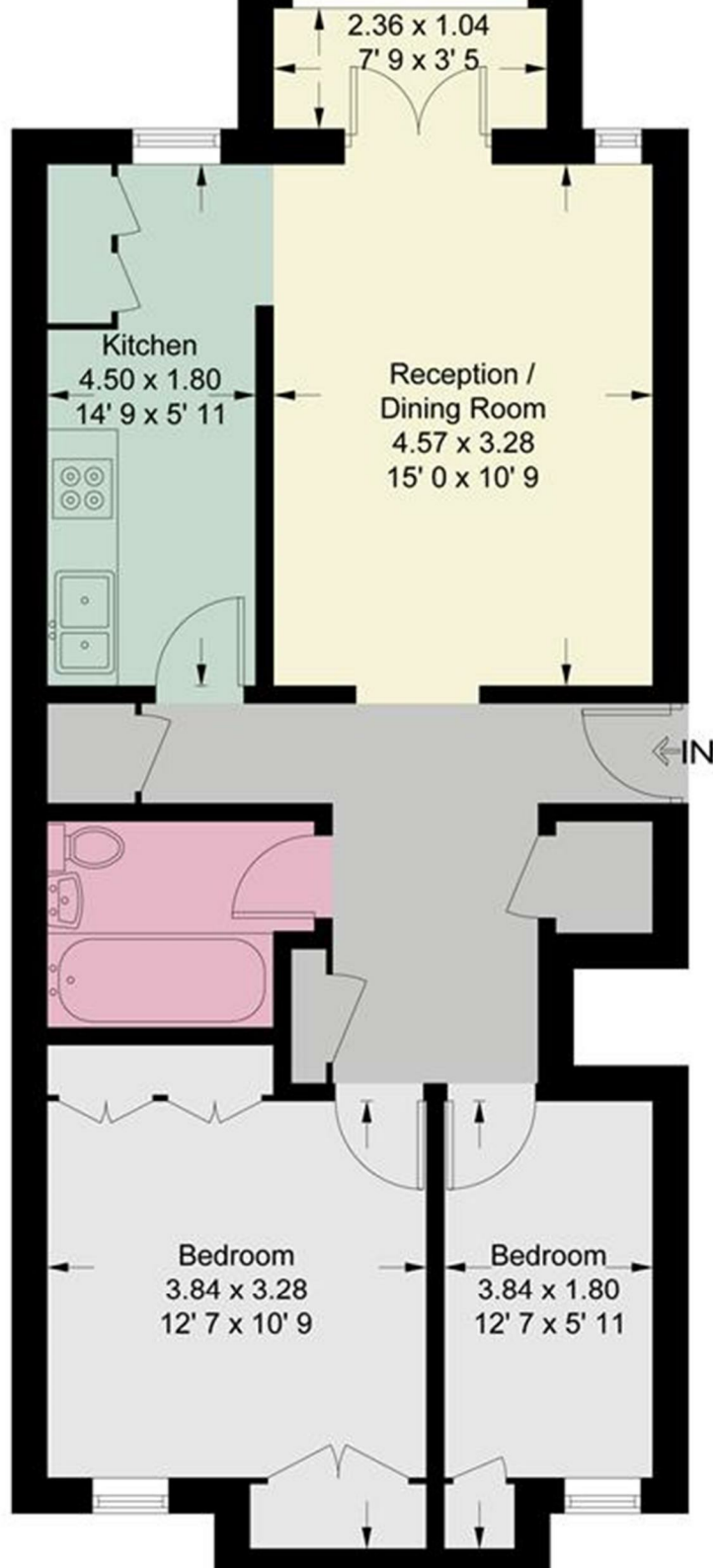
Ground Rent - Peppercorn

Service Charge -



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

020 8788 6611



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>			
(55-68) <b>D</b>		66	70
(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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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