



**JAMES  
ANDERSON**



## **FOR SALE**

Arabella Drive, London, SW15

**£415,000**

Guide Price

A beautifully presented, purpose built three/four bedroom maisonette with a private garden located on the borders of Putney, Barnes and East Sheen.

The property is light and spacious and benefits from its own private entrance and low service charges. On the ground floor, there is a fully fitted modern kitchen opening into a reception room with access to a private south facing garden alongside a downstairs bedroom.

The first floor comprises three spacious bedrooms with built in storage and a large family bathroom.

Acting as an ideal family home or buy to let investment, a viewing is highly recommended.

Only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a number of excellent locals schools, nurseries, Barnes farmers market, the River Thames and Richmond Park.

EPC Rating - C

Leasehold. 87 Years Remain

Service Charge - Circa £900 P/A

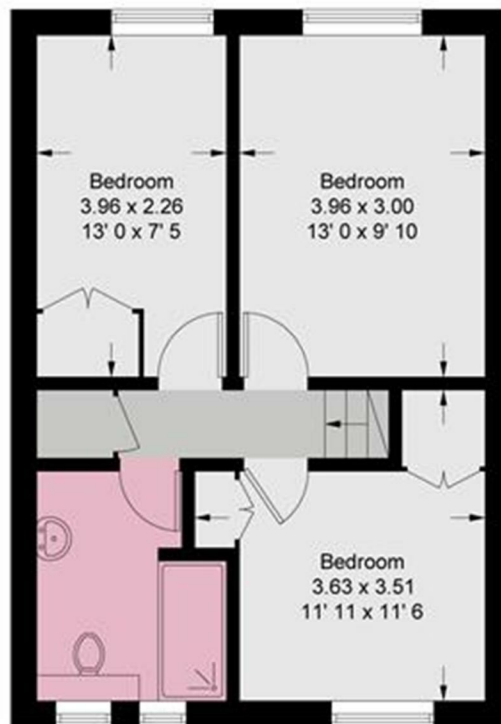
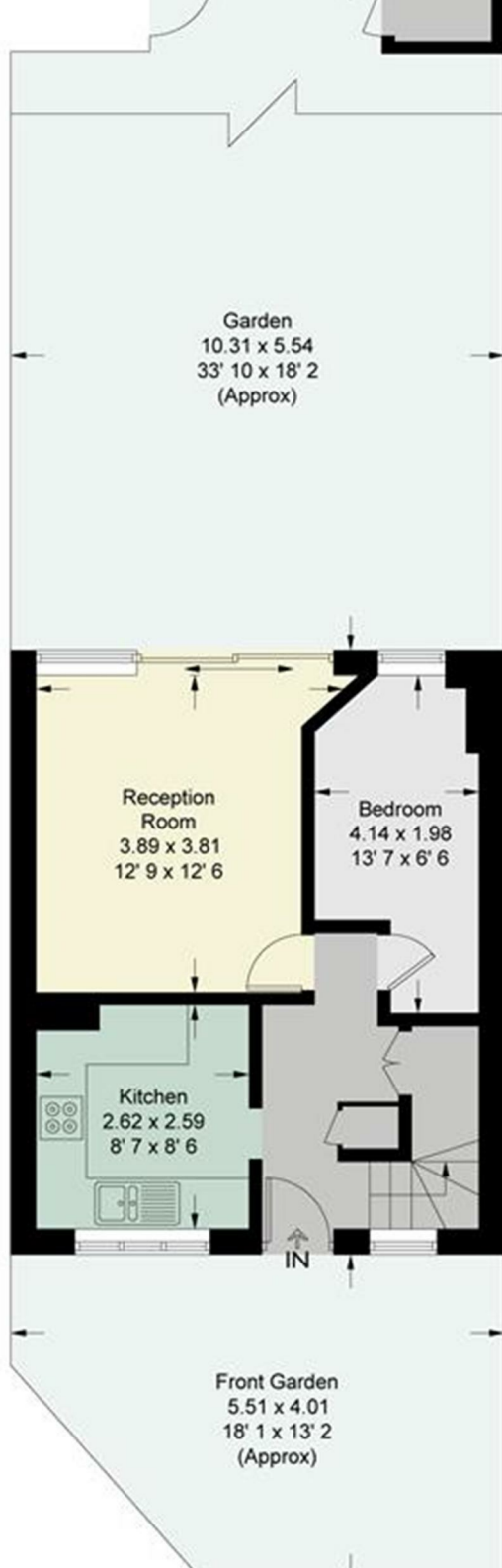
Ground Rent - Peppercorn

Council Tax Band - C



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020 8788 6611



**First Floor**  
455 sq ft / 42.3 sq m

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>			
(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>			
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