



**JAMES
ANDERSON**



FOR SALE

£800,000

Holford Way, Putney, SW15

Guide Price

This rare to the market luxury penthouse apartment provides ample living space suited for entertaining while providing a sleek and stylish finish throughout. This home has been fully refurbished by the existing owners and is offered to the market chain free!

With inspiring views this fourth floor flat is situated within the idyllic Queen Mary's Place development, a stone's throw from Richmond Park and ideally located for the many attractions of Putney, Barnes, Richmond and Wimbledon.

As you step through the hallway the first door ahead leads to the bright dual aspect, open-plan living room, with dining area and stylish newly fitted kitchen with additional prep station. The French doors open on to the largest terrace on the development, providing truly impressive views and a beautiful setting to entertain in style.

Both bedrooms are doubles with both providing fitted built in storage and terrace access while the bathrooms have been expertly designed and re-modelled.



Two Double Bedrooms With Built In Wardrobes



Two Bathroom Suites



Open Plan Living, Suited For Entertaining



Recently Enlarged Fitted Kitchen



EPC Rating - C



Moments From Transport Links



Close To Highly Regarded Schools



Prime Location With A Real Community Feel



Luxury Living With A Substantial Terrace



EPC - C / Council Tax - F



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

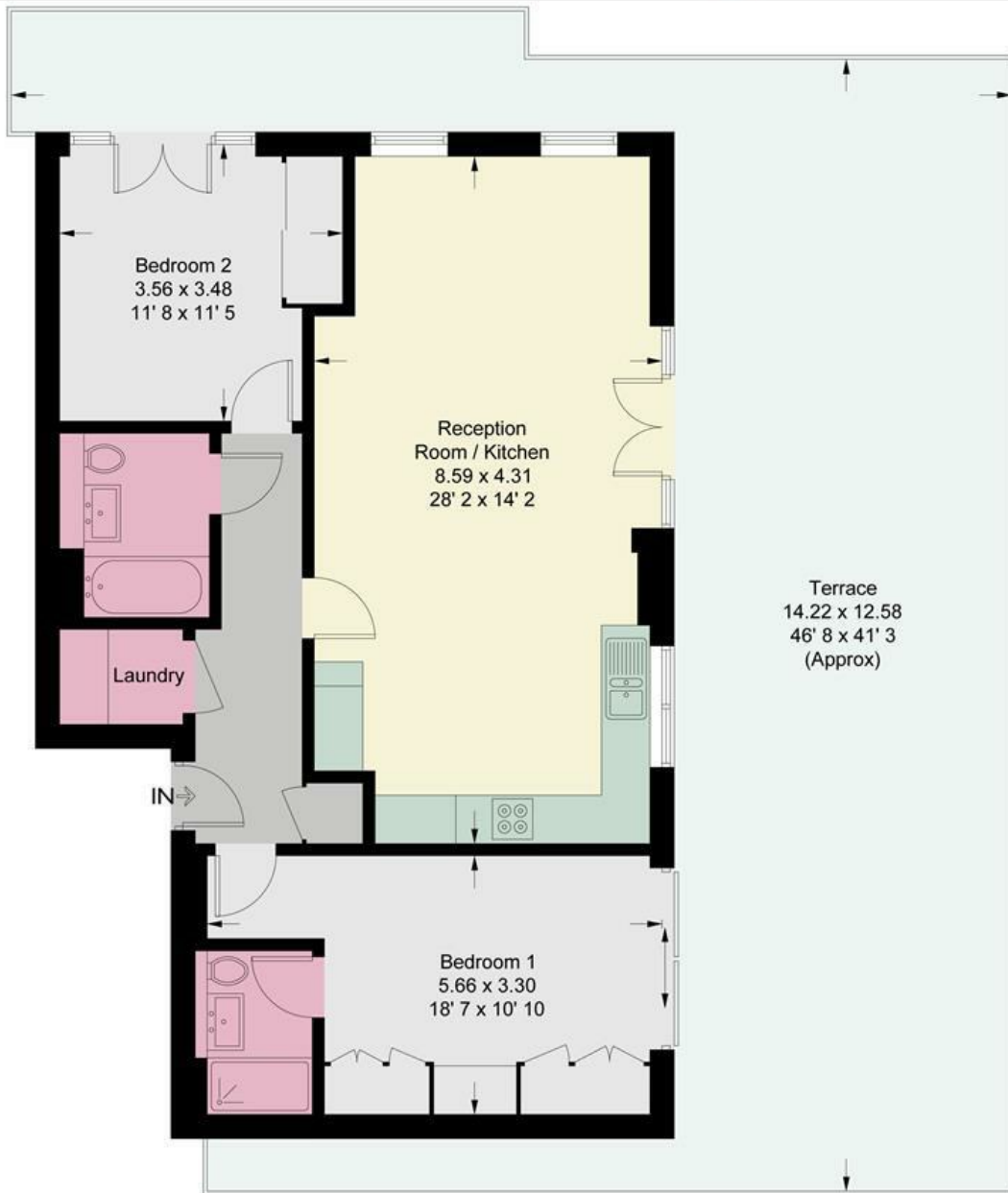
020 8788 6611

Queen Marys House

Approximate Gross Internal Area = 884 sq ft / 82.1 sq m



JAMES ANDERSON



Fourth Floor

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		78	78
(55-68) D			
(39-54) E			
(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		

