



**JAMES
ANDERSON**



FOR SALE

£400,000

Dromore Road, Putney, SW15

Offers In Excess Of

A spacious and well presented 553 Sq ft one bedroom flat on the top floor of this stunning detached period property on Dromore Road. The flat is well laid out presented in outstanding condition and offers a open plan kitchen/ reception room with a vaulted ceiling and a dual aspect. A double bedroom, fitted wardrobes, eaves storage with an En-suite bathroom. There are pretty communal gardens and some off street parking available on a first come first served basis. To be sold with a long lease of 979 years.

Cadbury House is a well kept converted Edwardian property which retains many period features including the original Dutch Gable and Turreted corner. Situated moments from West Hill offering easy access into central Putney with its array of shops, bars, restaurants and transport links and the A3.

The current owners have recently replaced the kitchen, bathroom, flooring and installed a new combination boiler. An ideal first time purchase in a highly appealing and well maintained building.

Ground rent £150 PA
Service Charge £2300 PA

-  One Bedroom, Built in Wardrobes and Eaves Storage
-  Recently Replaced / Modern Bathroom with Overhead Shower
-  Open Plan Living, Lots of Natural Light
-  Stylish Shaker Kitchen, Butler Sink
-  EPC Rating C - Council Tax Band D
-  Excellent Transport Links
-  Residents Parking and Communal Garden
-  Upgraded Combination Boiler
-  553 Sq Ft
-  Ideal First Time Purchase



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

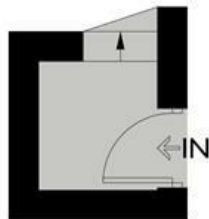
0208 785 4400

Cadbury House

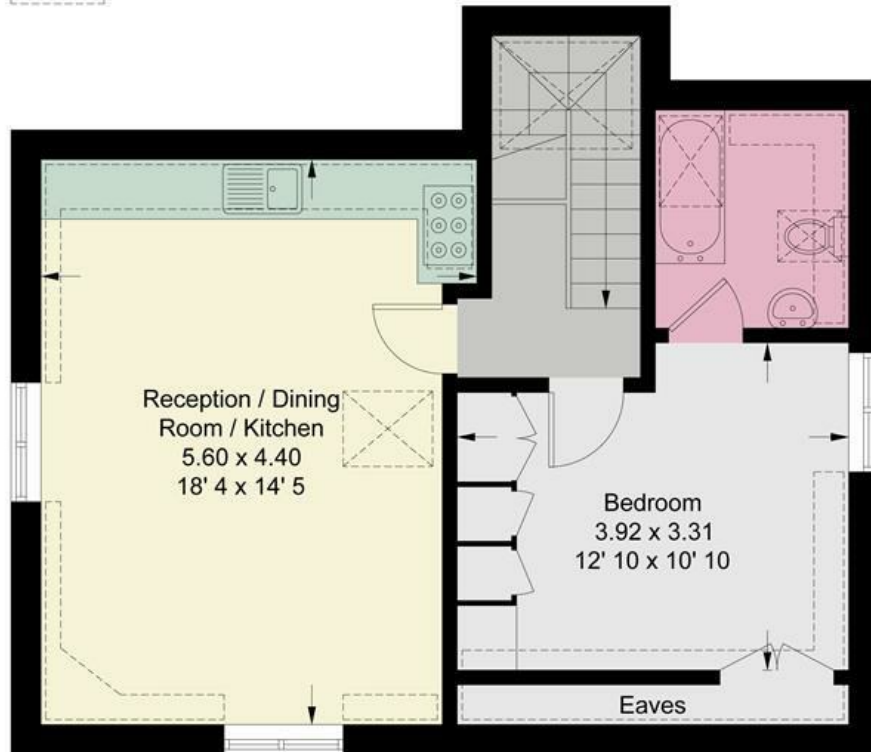
Approximate Gross Internal Area = 470 sq ft / 43.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 83 sq ft / 7.7 sq m
 Total = 553 sq ft / 51.4 sq m



= Reduced headroom below 1.5m / 5'0



First Floor
21 sq ft / 2 sq m



Second Floor
532 sq ft / 49.4 sq m
(Including Reduced Headroom / Eaves)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	72	75

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

