



**JAMES  
ANDERSON**



# FOR SALE

**£435,000**

## March Court, Warwick Drive, Putney, SW15

A beautifully presented 758 Sq ft two bedroom flat with a private patio and underground parking located in March Court, a popular purpose built block on Upper Richmond Road, Putney.

Presented in excellent condition, this property would make an ideal first time purchase or buy to let investment which is located on the ground floor with access to immaculate communal gardens.

The accommodation comprises spacious living room with space to dine, modern kitchen and bathroom, separate W.C, two double bedrooms with built in wardrobes.

A huge benefit to this property is the private parking space located underground, it is very secure.

What makes this property unique is the patio area just off the living room, it is incredibly quiet and very private. Viewings are strongly advised. To be sold with no onward chain.

The location is ideal, close proximity to Putney High Street, riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road with a selection of bus links immediately available into Putney and central London. Barnes station is walking distance.



Two Double Bedrooms



White Modern Bathroom



Large Living Room



Fitted Kitchen



Close to Barnes Station



Outstanding Local Schools



Underground Parking Space



Direct access to Immaculate Communal Gardens



No Onward Chain



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

**0208 785 4400**

# March Court

Approximate Gross Internal Area = 758 sq ft / 70.4 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>			
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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