JAMES ANDERSON











FOR SALE

£400,000

Holford Way, Putney, SW15

Guide Price

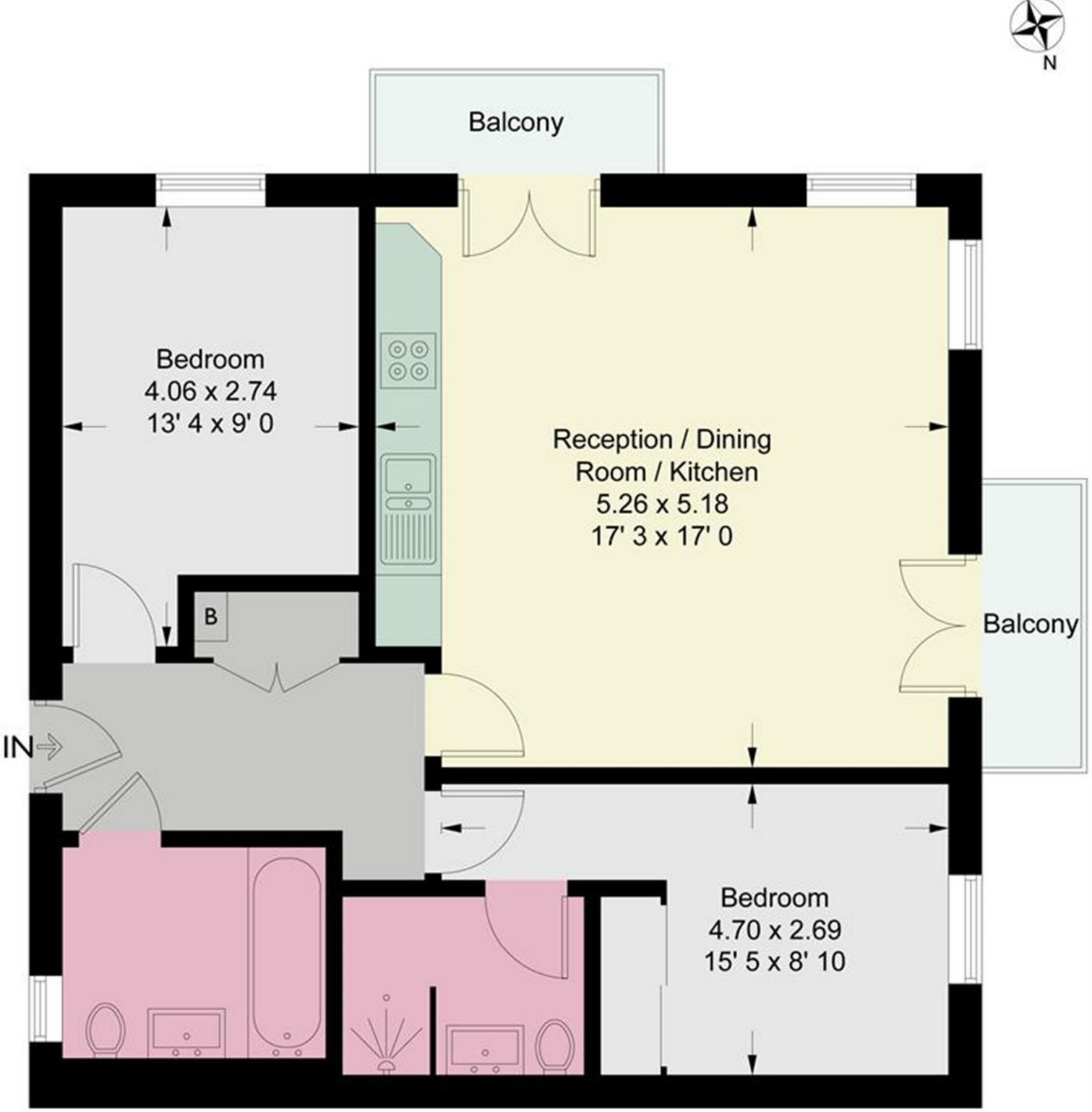
Situated within the prestigious Queen Mary's Place development, this superb two double bedroom, two bathroom apartment offers stylish modern living in a secure and beautifully maintained setting. Positioned away from the main road and offered to the market chain free, the property provides generous accommodation, excellent resident facilities and secure allocated parking.

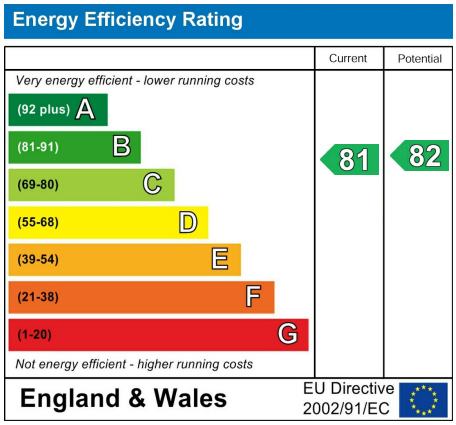
Accessed via a secure fob-entry system with intercom and benefiting from 24-hour on-site security, the apartment is well presented throughout and designed to maximise space and natural light. The accommodation comprises two spacious double bedrooms, both featuring built-in storage, a modern three-piece family bathroom and a separate three-piece en-suite shower room serving the principal bedroom.

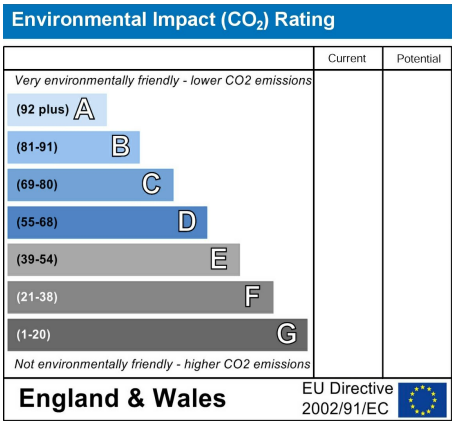
The heart of the home is the impressive open-plan kitchen and reception area, providing an excellent space for both everyday living and entertaining. Large doors open onto two private balconies, creating a seamless connection between indoor and outdoor living and offering pleasant spaces to relax throughout the day. A useful storage cupboard within the hallway further enhances the practicality of the property.

Residents of Queen Mary's Place enjoy access to a range of outstanding communal amenities, including beautifully landscaped grounds and stunning Grade II listed rose gardens, which provide a unique and tranquil environment. The development also benefits from a well-equipped residents' gym, adding further appeal to this sought-after address.

Queen Mary's Place is ideally located close to a number of highly regarded local schools and is particularly popular with families. Richmond Park, one of London's most celebrated green spaces, is just a short walk away, while the vibrant centres of Putney and Barnes offer an excellent selection of shops, cafés, restaurants and bars. Convenient local bus services provide easy access to the nearby transport hubs of Putney, Richmond and Wimbledon.


N
Balcony
Bedroom
4.06 x 2.74
13' 4 x 9' 0
Reception / Dining
Room / Kitchen
5.26 x 5.18
17' 3 x 17' 0
B
Balcony
IN
Bedroom
4.70 x 2.69
15' 5 x 8' 10


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
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