



**JAMES
ANDERSON**



FOR SALE











£549,500

Clarendon Drive, London, SW15

A bright and spacious 772 Sq Ft one bedroom period first floor flat situated on one of West Putney's most sought after streets, just a short walking distance to the boat clubs on Putney Embankment and to Putney High Street.

Huge reception room with many period features including a lovely feature fireplace, large sliding sash windows overlooking Clarendon Drive with high ceilings throughout. The master bedroom is also a very spacious. Properties of this size and nature are hard to come by, to be sold with a share of the freehold and no onward chain.

Clarendon Drive is situated just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station (10 mins)

-  One Huge Bedroom
-  Bathroom
-  Substantial Living Room, Period Features
-  Fitted Kitchen/Breakfast Room
-  EPC Rating - D
-  Outstanding Transport Links
-  Excellent Local Schools & Universities
-  Prime West Putney Location
-  Ideal First Time Purchase
-  Huge Potential, 772 Sq Ft



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

020 8788 6611



Clarendon Drive

Approximate Gross Internal Area = 772 sq ft / 71.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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	

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		
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