



Arabella Drive, Putney, London SW15 5LQ

welcome to

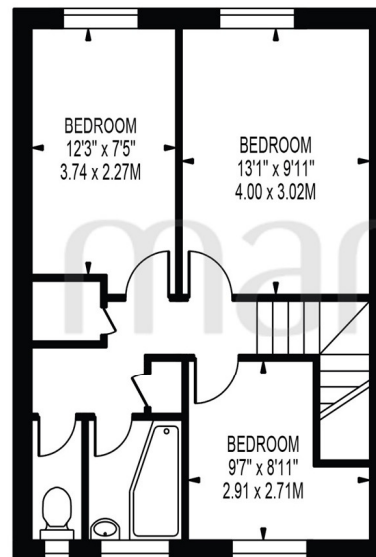
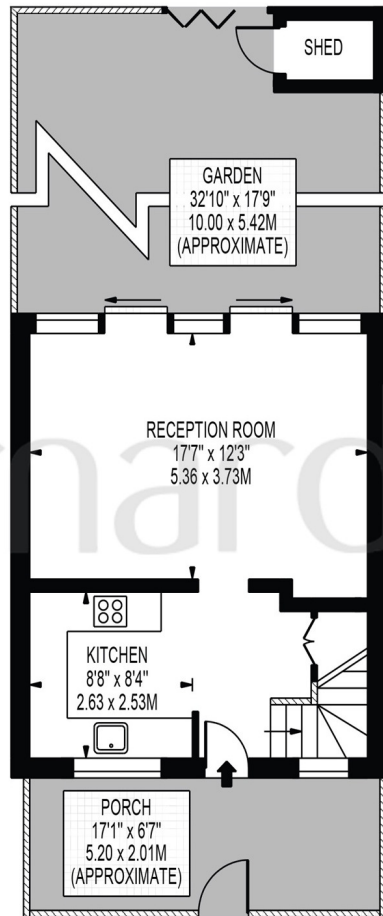
Arabella Drive, Putney, London

A superb spacious 3-bedroom maisonette on the ground and first floor with a private south facing garden. Offered with no onward chain and in good order. Ideal for a growing family or as an investor purchase. Call for a viewing.



ARABELLA DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 811 SQ FT - 75.32 SQ M
(EXCLUDING SHEDS)



FIRST FLOOR

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A spacious ground and first floor maisonette with private south facing garden offered with no onward chain. Presented in good order this great property comprises entrance hall, good sized kitchen, full width reception room with glazed sliding doors opening onto the large south facing private garden. The first floor provides 3 bedrooms and bathroom. The property is double glazed and has central heating. Excellent storage including a garden shed. This is a superb property for a growing family or investment buyer. The property is well placed for local amenities including Richmond Park about 1 mile, with its 2300 acres of parkland. The property is close to Roehampton University and Queen Marys Hospital. Transport links include frequent bus services to Richmond and Putney and beyond. The nearest station is Barnes Common offering up to 8 trains an hour to Waterloo via Clapham Junction. Local shopping is available in either East Sheen or Putney, both having a good selection of shops, cafes and restaurants.

EPC- C

Council Tax- C

Lease 85 years remaining. (Freeholder is Wandsworth Council lease extension an additional 90 years approx £7-£10,000 information taken from Council website)

Service Charges approx £1488 per annum

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Arabella Drive, Putney London

- 3-bedroom maisonette with private garden
- Spacious Reception room overlooking South facing garden
- Separate modern Kitchen
- No onward chain
- Great location for local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1488.00

Ground Rent: £0.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£395,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106340



Property Ref:
SHN106340 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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