

LAURENT
RESIDENTIAL



1 HOLFORD WAY
LONDON, SW15 5DH

£330,000
LEASEHOLD

1 HOLFORD WAY

- One double bedroom • Spacious kitchen/reception room • Bathroom • Popular development • First floor • Private parking



A superb, bright flat situated on the first floor of this popular modern development.

On entering the inner hall gives access to all rooms including the spacious kitchen with fitted units, reception room with Juliet balcony overlooking the central courtyard, a double bedroom with in built wardrobes, bathroom and storage cupboard.

Additionally benefitting from a private underground parking space, no onward chain and access to a residents gym.

The flat is situated in the picturesque Queen Mary's Place development, offering residents exclusive access to a beautifully restored rose garden and a tranquil 19th-century sunken garden with fountains.

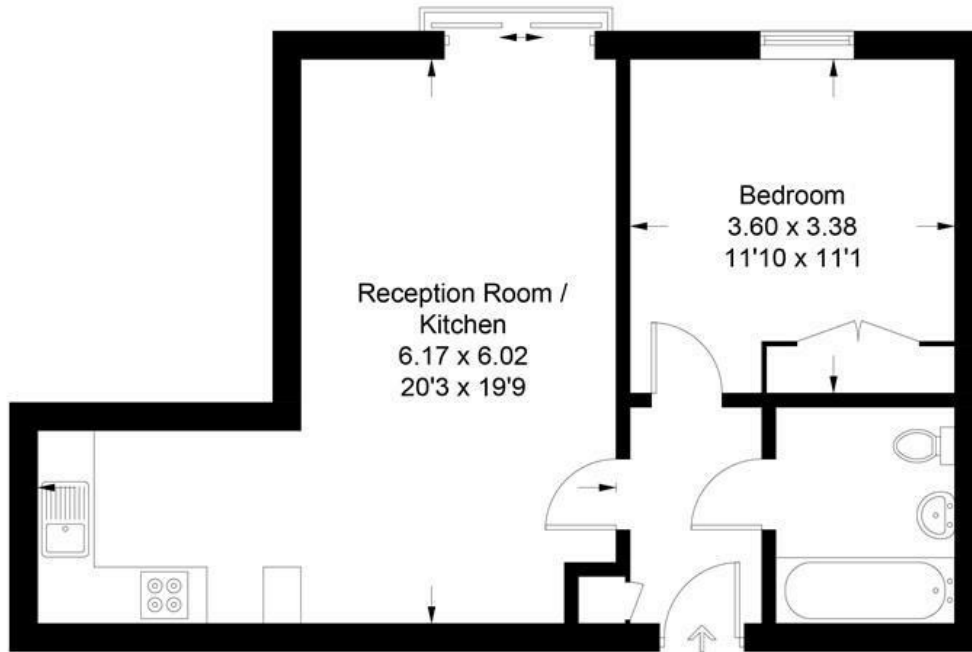
Set in the heart of Roehampton close to Queen Mary's University and only a short walk to Richmond Park and Putney Heath, which leads to Wimbledon Common.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

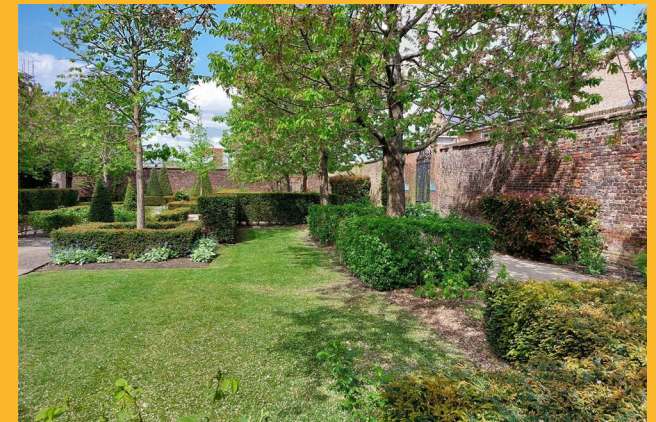
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Holford Way, London, SW15

Approximate Gross Internal Area = 47.8 sq m / 514 sq ft

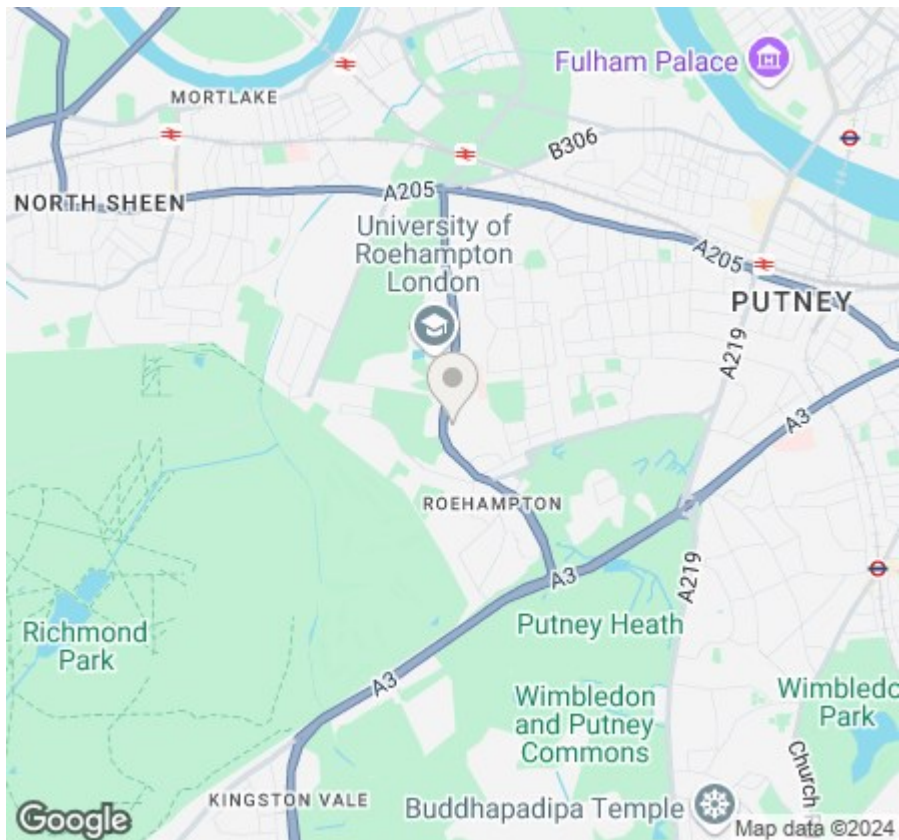


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All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements