



**JAMES
ANDERSON**

Clarendon Drive
London SW15
Guide Price £450,000



Clarendon Drive London SW15

This beautifully presented one bedroom apartment on Clarendon Drive offers an exceptional blend of period charm and modern living, making it an ideal first-time purchase or investment opportunity. Set within an attractive building, the property boasts a bright and spacious open plan reception room, enhanced by impressive high ceilings and large sliding sash windows that flood the space with natural light while offering pleasant views over the well-maintained communal garden.

The contemporary kitchen is thoughtfully designed and finished to a high standard, featuring sleek worktops and a full range of integrated appliances, creating a stylish and practical space for everyday living and entertaining. The generous master bedroom provides a quiet and comfortable retreat, with ample room for storage and furnishings.

A modern bathroom completes the interior, fitted with quality fixtures and incorporating a washing machine, alongside additional storage solutions to maximise convenience. Further benefits include a substantial loft space accessed via a pull down ladder from the bathroom, partially boarded and ideal for additional storage.

This charming home is offered to the market chain free and benefits from a share of the freehold, along with a long 996 year lease. With no ground rent or service charge payable, it represents outstanding value. Additional features include a newly installed boiler, EPC rating C, and access to a shared garden via a side gate at the front of the property.

Combining character, practicality, and an excellent location, this is a rare opportunity to acquire a delightful home in a sought after area located in the heart of Putney.

Clarendon Drive offers easy access to a wide range of local shops, cafes and green spaces. Excellent transport links are nearby, with Putney Station and East Putney Underground providing swift connections into Central London and beyond, making it perfect for commuters.

Council Tax Band - C

















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Approximate Gross Internal Area = 448 sq ft / 41.6 sq m



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