



JAMES
ANDERSON



FOR SALE

Holford Way, London, SW15

£435,000

Guide Price

A bright and spacious two-bedroom apartment in the sought-after Queen Mary's House, presented in excellent condition throughout.

The property comprises two good-sized bedrooms, with the main bedroom benefiting from an en suite, while the second bedroom has direct access to a private, west-facing balcony that floods the room with fantastic natural light. There is also a family bathroom and a generous open-plan kitchen, dining and reception room, providing a great space for both day-to-day living and entertaining. The apartment also benefits from plenty of built-in storage, a secure, allocated, underground parking space, and access to a residents-only on-site gym, which is fully included within the service charge.

Peace of mind and convenience are central to the development, which features a dedicated on-site estate management office that is actively manned during working hours. Additionally, the property itself has recently been refreshed throughout, including new carpets, full redecoration of the walls and doors, new door handles, taps and shower fittings, new light fittings, and new switches and sockets.

The location is a real highlight, with Richmond Park, Putney Heath and Wimbledon Common all close by, offering plenty of green open space for walking, running and cycling. The popular areas of Barnes, Putney and Wimbledon are also within easy reach, with a good selection of shops, cafés, restaurants and pubs nearby.

For commuters, Barnes railway station is approximately a 15-minute walk away, providing National Rail services towards Clapham Junction and Waterloo. There are also bus services close to the development, providing easy access towards Putney, Barnes, Richmond and Hammersmith.

With its combination of spacious accommodation, sunny west-facing balcony, excellent local amenities and access to some of south-west London's best green spaces, this is a well-presented apartment in a very convenient location.

Some photos have been AI generated.

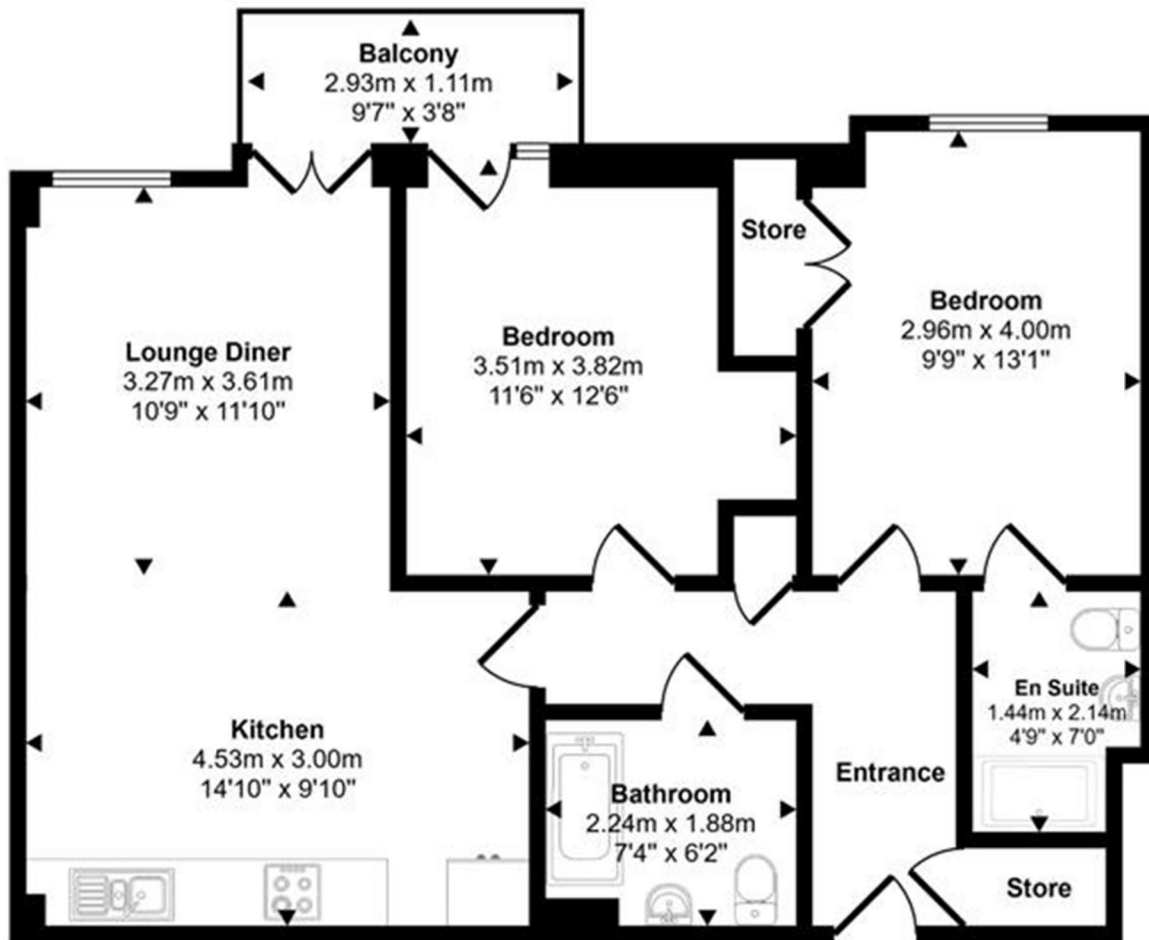


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Queen Mary's House , SW15

Approx Gross Internal Area
69 sq m / 745 sq ft



Floorplan

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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