



JAMES
ANDERSON



FOR SALE

Holford Way, London, SW15

£340,000

Guide Price

Situated in the heart of Putney, this beautifully presented one-bedroom apartment offers bright, spacious and contemporary living accommodation, complemented by a sunny private balcony, generous communal gardens and covered parking. Combining well-proportioned rooms with modern finishes throughout, this attractive home is ideal for first-time buyers, professionals, downsizers and investors alike.

The property is welcomed by a spacious entrance hall, leading into an impressive open-plan reception room and kitchen. This generous living area provides the perfect space for both relaxing and entertaining, with large windows allowing an abundance of natural light to fill the room.

The modern fitted kitchen features integrated appliances, ample storage and stylish finishes, creating a practical and contemporary hub of the home. The open-plan reception space offers plenty of room for both comfortable seating and a dining area, with direct access onto the private balcony.

The double bedroom is bright and well proportioned, providing excellent space for storage, while the modern bathroom is finished to a high standard with contemporary fittings.

A standout feature of the property is the gorgeous sunny balcony, providing a wonderful outdoor space to enjoy a morning coffee, unwind after a busy day or entertain during the warmer months.

Residents also benefit from access to a large and beautifully maintained communal garden, offering an additional peaceful outdoor space to relax and enjoy. The property further benefits from parking within a secure covered car park.

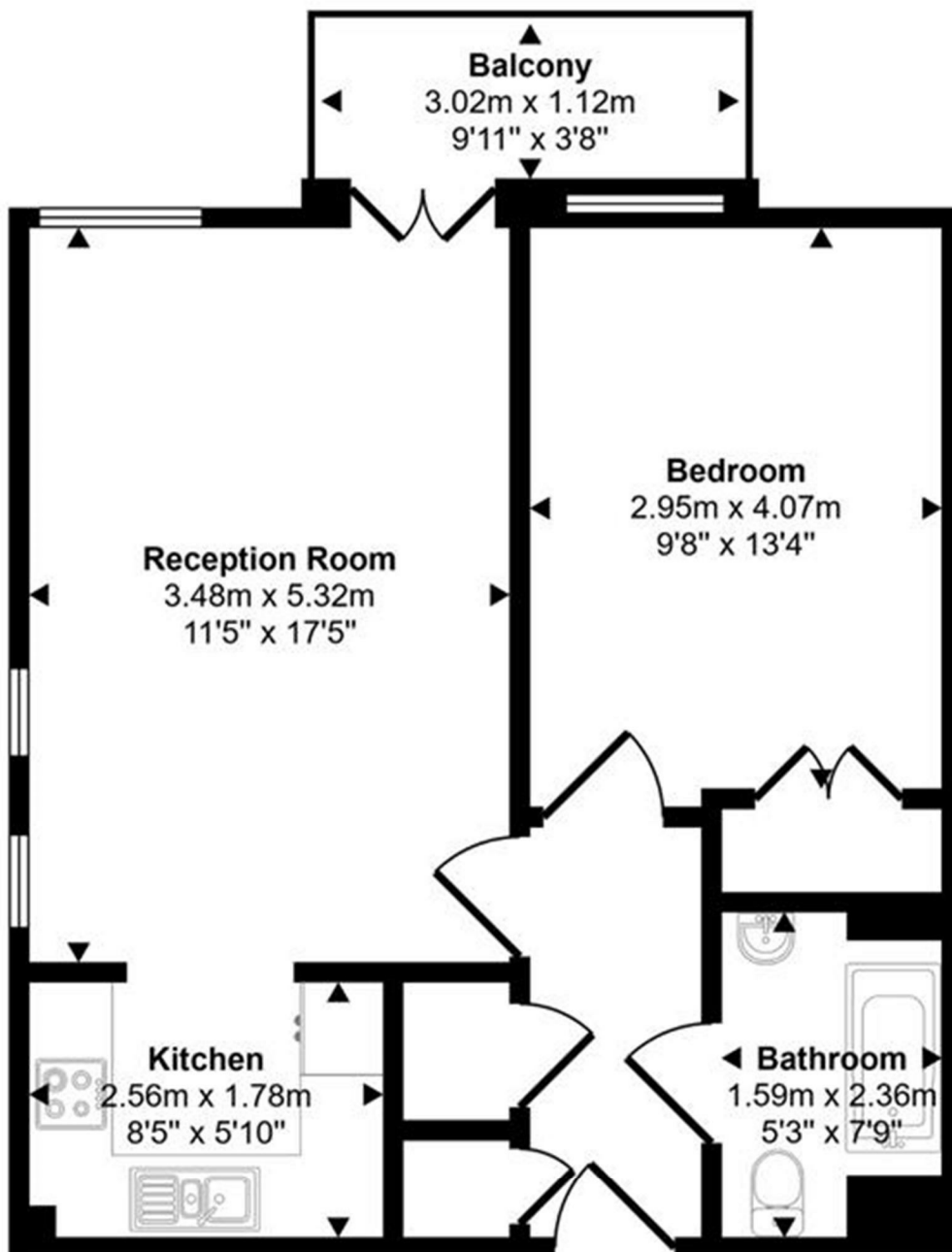
Positioned in a highly convenient Putney location, the property is within easy reach of Putney High Street, where residents can enjoy a wide range of shops, cafés, restaurants and local amenities. The nearby green spaces of Putney Heath, Wimbledon Common and Richmond Park provide excellent opportunities for walking, exercise and outdoor leisure.

Leasehold - 231 Years Remain
SC - 2654.64 P/A
GR - E0 P/A
EPC - B



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020 8788 6611



First Floor

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			
		84	84
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

