



barnard marcus

**Apsley House Holford Way, London SW15 5EY**

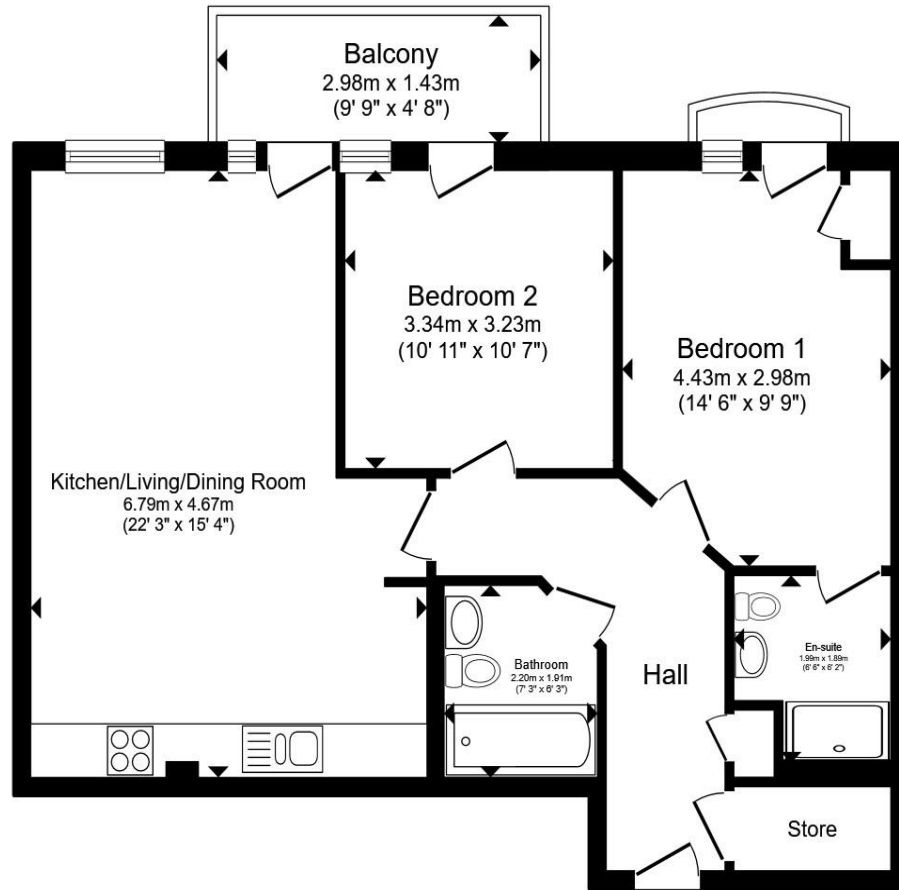


**Welcome to**

**Apsley House Holford Way, London**

Well-presented 3rd floor 2 double bedroom apartment with ensuite and family bathroom. Spacious open plan kitchen/reception room. 2 West Facing balconies and private parking. Close to Roehampton University and Queen Mary's Hospital. Offered with no onward chain and a long lease.





### Third Floor

Total floor area 73.7 m<sup>2</sup> (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A wonderful spacious 3rd floor, with a lift, 2 double bedroom apartment having an ensuite shower room and family bathroom, Generous open plan kitchen/reception room, the property has 2 west facing balconies and the benefit of private parking. Holford Way is a modern development with a resident's gym, well maintained communal gardens and could be a great first time buy or investment property given the close proximity of Roehampton University and Queens Mary's Hospital. Being on an elevated site there are far reaching views towards Richmond Park. Modern facilities include plenty of storage in the property with a utility room and generous storage. The property features an economical heat exchange system; The location offers easy access to Putney Heath and Wimbledon Common. Local transport links are available to Putney, Wimbledon and Barnes.

EPC- B  
 Council Tax Band- E  
 Lease 231 years remaining  
 Service Charge- £3400 approx



welcome to

## Apsley House Holford Way, London

- 3rd Floor Apartment with Lift
- 2 double Bedrooms
- Ensuite and Family Bathroom
- 2 West Facing Balconies
- Private Parking

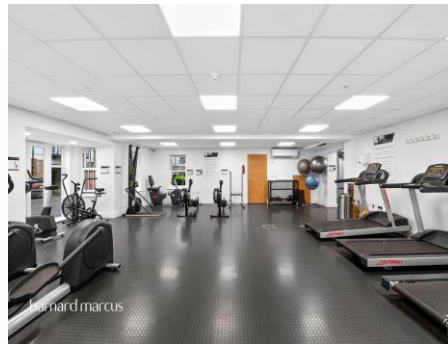
Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3322.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106377](https://barnardmarcus.co.uk/Property/SHN106377)



Property Ref:  
SHN106377 - 0003

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