



Queen Mary House, Holford Way, Roehampton

£295,000

Summary

We are delighted to present this wonderful, quiet, ground floor, studio apartment, with French windows and a Juliet balcony facing towards beautiful communal gardens.

149 Arthur Road, Wimbledon Park, SW19 8AB

T: 020 8879 3718

168 Putney High Street, Putney, SW15 1RS

T: 020 8785 3652

120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8944 2918

1 Lambton Road, Raynes Park, SW20 0LW

T: 020 3817 6888



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



The apartment is located in the beautiful, Queen Mary's Place, development, which provides residents with exclusive use of a restored rose garden and a serene, 19th century, sunken garden with fountains. Also within the development is the Grade 1 listed, Roehampton House, elegant town houses and a well-equipped, private gymnasium. The development benefits from on-site estate management, gardeners and security.

Superfast Hyperoptic 1GB Fibre Broadband ready internet, with Sky and BT connection points also installed.
Very low Council Tax - Band C (Approximately £625pa).

The apartment comes with one allocated, underground secure parking bay, with a visitor parking permit also granted.
Secure bicycle sheds are also available.

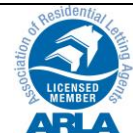
Location

Roehampton University, Queen Mary's Hospital, Richmond Park, Putney Heath, Wimbledon Common and Barnes all within close walking proximity.

Free shuttle service available to/from Putney Underground and mainline stations (Mon-Fri). Bus routes 72, 265 and 493 directly outside the property. Barnes mainline station is a 15-minute walk away.

Energy Efficiency Rating: B

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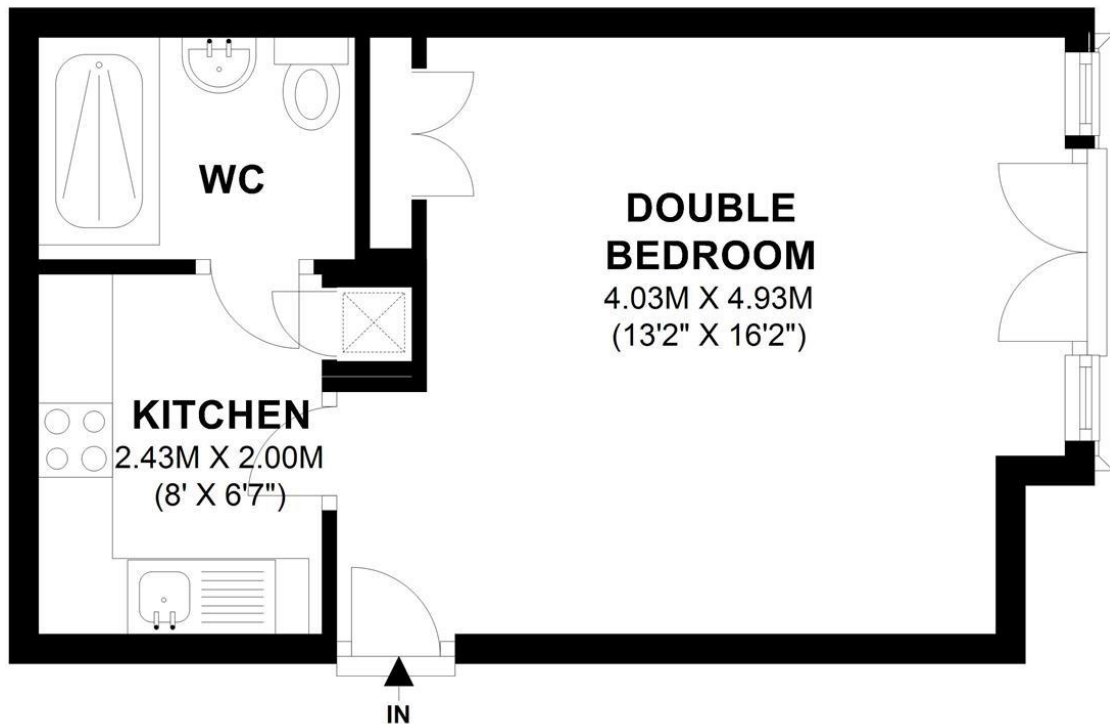


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FLOOR PLAN

APPROX. 27.0 SQ. METRES (290.8 SQ. FEET)



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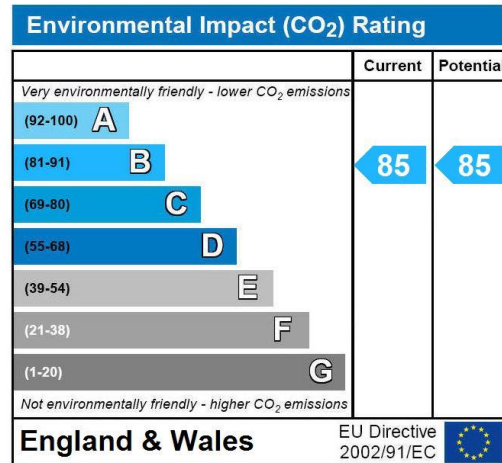
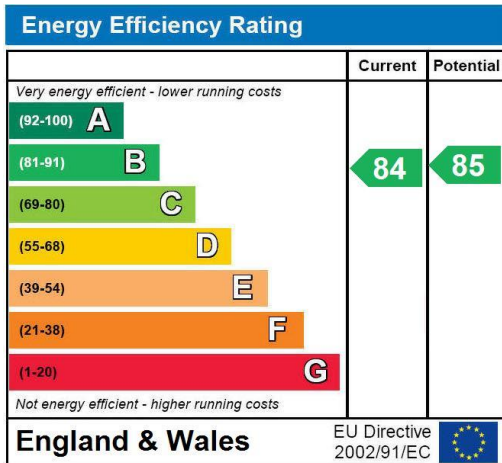
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