



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £4,500 Per Month

Per Month

A spacious semi-detached family house conveniently located for both Barnes and Sheen town centres. This wonderful house provides flexible accommodation that is arranged over three floors. On the ground floor is a traditional kitchen with adjoining dining room and separate utility room and downstairs WC. The first floor offers one double bedroom with modern en-suite and bright living room with feature fireplace which could be used as a bedroom if required. The second floor is arranged to offer two additional double bedrooms, one with en-suite, and plenty of built in storage. The property further benefits from a fabulous private garden measuring 60 ft in depth and boasting a lovely summer house and well equipped garden room as well as wooden flooring throughout. There are a number of outstanding schools with in a short walk of the property and its location also provides easy access for all transport links to London and Richmond. Additionally the shops and cafe's for all areas and is a short walk to Barnes Common and Richmond Park. This property is unique in many ways and should be viewed to appreciate the character and charm available.



Three Bedrooms



Modern Bathrooms



Double Reception



Open Plan Kitchen Diner



EPC E / Council Tax F / Deposit ££5,192.30



Barnes Station



Outstanding Local Schools



Out House / Home Office



Stunning 60ft Garden



12 Month Minimum Term / Holding Deposit £1,038.46




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

0208 878 8688





 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
450 sq ft / 41.8 sq m  
(Including Reduced Headroom)



**Ground Floor**  
452 sq ft / 42 sq m



**Lower Ground Floor**  
577 sq ft / 53.6 sq m  
(Including Reduced Headroom)



**Site Plan**  
(Not to Scale)



## Upper Richmond Road

Approximate Gross Internal Area = 1444 sq ft / 134.1 sq m


(Excluding Reduced Headroom)


Reduced Headroom = 35 sq ft / 3.3 sq m

Garden Office = 104 sq ft / 9.7 sq m

Total = 1583 sq ft / 147.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|---|-----------|
| Very energy efficient - lower running costs |                         |   |           |
| (92 plus) <b>A</b>                          |                         |   |           |
| (81-91) <b>B</b>                            |                         |   |           |
| (69-80) <b>C</b>                            |                         |   |           |
| (55-68) <b>D</b>                            |                         |   |           |
| (39-54) <b>E</b>                            |                         |   |           |
| (21-38) <b>F</b>                            |                         |   |           |
| (1-20) <b>G</b>                             |                         |   |           |
| Not energy efficient - higher running costs |                         |   |           |
|   |                         | <b>44</b>   | <b>78</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current   | Potential |
|---|-------------------------|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |           |
| (92 plus) <b>A</b>  |                         |   |           |
| (81-91) <b>B</b>  |                         |   |           |
| (69-80) <b>C</b>  |                         |   |           |
| (55-68) <b>D</b>  |                         |   |           |
| (39-54) <b>E</b>  |                         |   |           |
| (21-38) <b>F</b>  |                         |   |           |
| (1-20) <b>G</b>   |                         |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |           |
|   |                         |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |           |

