



JAMES  
ANDERSON



## FOR SALE

**£575,000**

Lower Richmond Road, London, SW15

Guide Price






Offering a variety of period features, a private garden, a courtyard, a cellar and the freehold this end of terrace two bedroom apartment is sure to please while being located only moments from green open spaces, the river Thames, transport and highly regarded schools.






As you step through the front door you are immediately greeted by a spacious reception room with high ceilings and cornicing perfectly suited for entertaining which flows straight towards the overly spacious kitchen/dining area with fitted units.

In the hallway, steps lead down to the cellar which offers plenty of storage while providing added potential to extend (STPP).

Moving on to the rear there is a three piece bathroom suite and two bedrooms with direct access to a side courtyard which can fit a table and chairs and absorbs the evening sun.

At the front, you have a spacious south facing private garden which has been carefully maintained by the existing owners while the home is also to be sold with the entire freehold which is incredibly rare.

-  Two Bedroom Freehold Apartment
-  Three Piece Bathroom Suite
-  Open Plan Living
-  Fitted Kitchen/Breakfast Area
-  EPC Rating - TBD

-  Easy Access For Transport
-  Outstanding Local Schools
-  Prime West Putney Location
-  Moments From The River Thames
-  Potential To Convert Cellar (STPP)



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

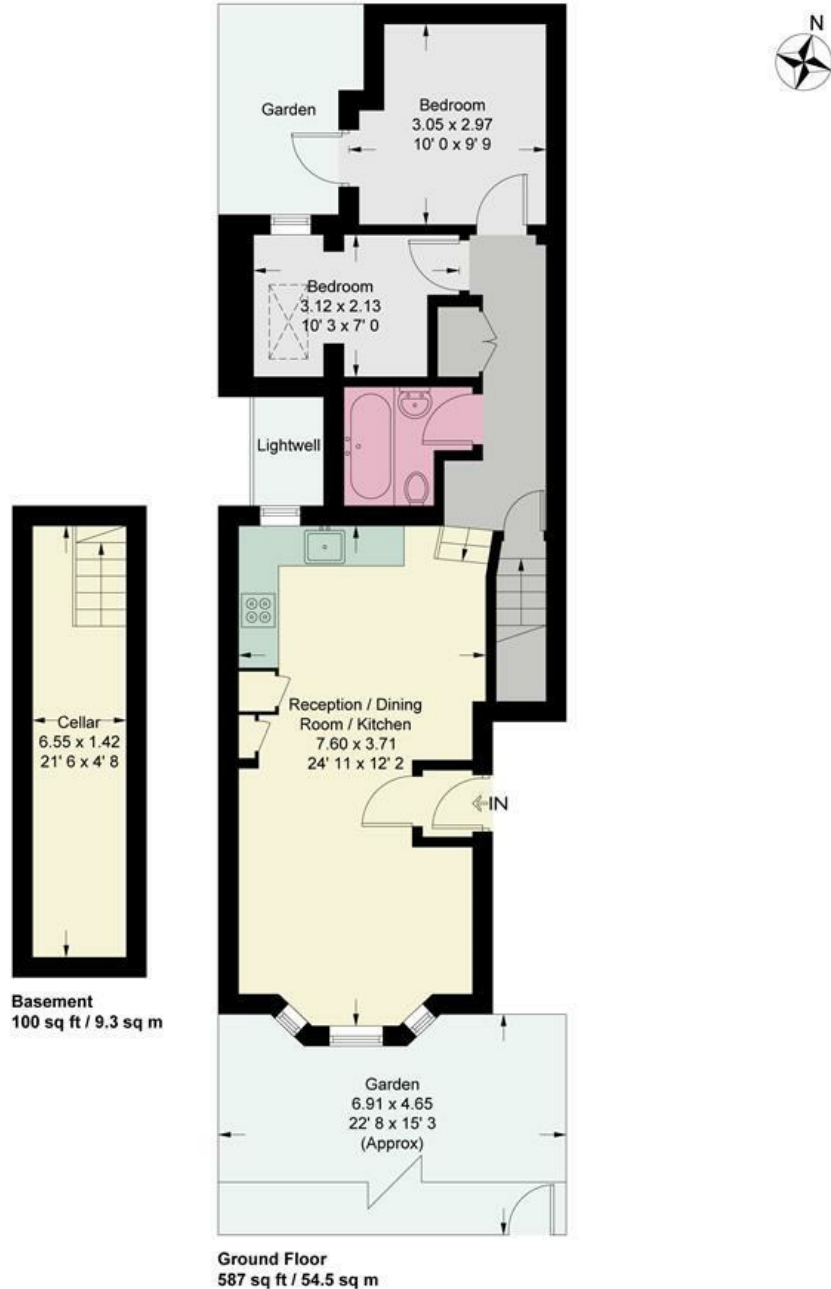
020 8788 6611

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Approximate Gross Internal Area = 687 sq ft / 63.8 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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