



JAMES  
ANDERSON



## TO LET

463 Upper Richmond Road, Putney, SW15

**£2,400 Per Month**

Per Month

A beautifully presented two bedroom apartment with stunning views of Barnes common located the Barnes, East Sheen and Putney borders. Offering 753 sq ft of accommodation, specification is incredibly high and modern with beautiful finishes, quality materials, top of the range kitchen, Miele appliances and two contemporary bathrooms (One-En-Suite) completed with underfloor heating throughout. A particular feature are the two private balconies, connecting the leafy suburbs to the city lights, the views are uninterrupted and stunning. Excellent benefits include, communal roof terrace, private secure underground parking for one vehicle and cycle storage.

The property is ideally located for Barnes station (6 min walk) providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.2 miles and 0.3 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception Room



Modern Kitchen



EPC Rating B / Council Tax D / Holding Deposit £553.84



Barnes Train Station



Roehampton University



Two Balconies



Communal Roof Terrace

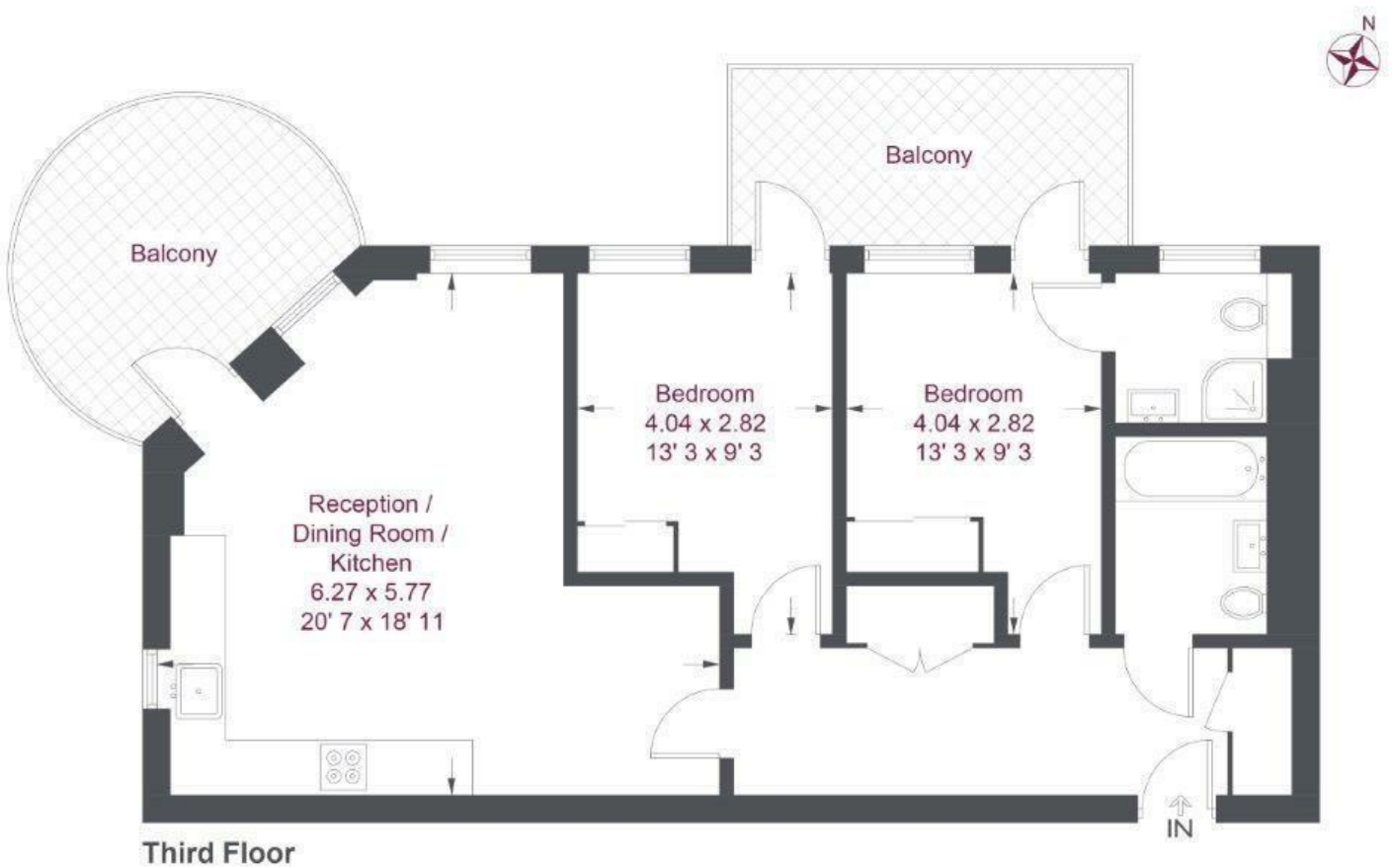


Minimum Term 12 Months / Deposit £2769.23



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

0208 785 4400



## Upper Richmond Road

Approximate Gross Internal Area = 753 sq ft / 70 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| 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>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 |           |

