



**JAMES  
ANDERSON**



# FOR SALE

# £545,000


## Upper Richmond Road, London, SW15

New to the market, a beautifully presented 734 Sq ft split level two bedroom conversion flat located in central Putney just moments from the High Street. This charming property benefits from a share of the freehold, light and spacious accommodation and tonnes of storage.

The property is accessed from Ravenna road with well maintained communal areas. The accommodation is arranged over the second and third floor, it features large sash windows, lots of natural light and lovely views of the church and roof tops.

The living room is spacious with fitted alcove cupboards, two sash windows and space to dine. A tasteful, modern fitted kitchen provides ample storage and preparation space with an integrated fridge and dishwasher. Just off the hallway is the main bedroom, which benefits from charming south facing views. Upstairs comprises another double bedroom, lots of storage and eaves space and a modern bathroom.

An ideal first time purchase in brilliant condition. A short walk from Putney railway station and both East Putney and Putney Bridge Underground. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wandsworth Park, ideal for long walks, cycling and running. There are good bus links from Putney Station and a convenient local bus service to Richmond, Clapham, Fulham and beyond. The A3 is also very close for quick and easy access out of London.

-  Two Double Bedrooms
-  Central Putney, Excellent Transport Links, Tube & Train
-  Modern Bathroom
-  Tonnes of Eaves Storage
-  First Floor Living Room, Sash Windows
-  Long Lease 969 Years
-  Modern Fitted Kitchen
-  Ideal First Time Purchase
-  EPC Rating C - Council Tax Band D - Leasehold
-  Split Level, Excellent Layout



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

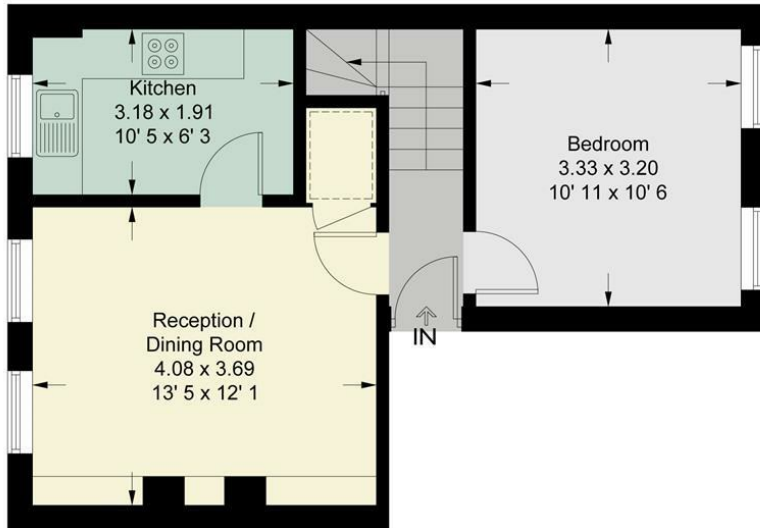
0208 785 4400

# Upper Richmond Road

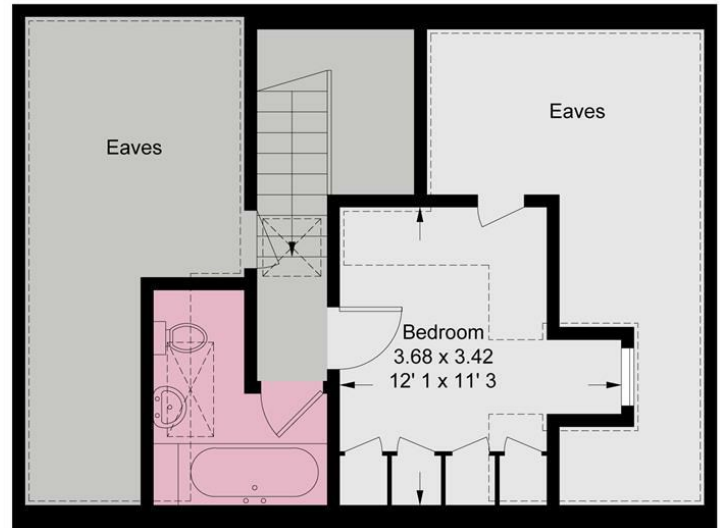
Approximate Gross Internal Area = 616 sq ft / 57.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 311 sq ft / 28.9 sq m  
 Total = 927 sq ft / 86.2 sq m



= Reduced headroom below 1.5m / 5'0"



**First Floor**  
 416 sq ft / 38.7 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 511 sq ft / 47.5 sq m  
 (Including Reduced Headroom / Eaves)

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>74</b>	<b>77</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>		
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