



**JAMES  
ANDERSON**



# FOR SALE

**£550,000**

**Lower Richmond Road, Putney, SW15**

**Guide Price**

A beautifully presented split level period conversion flat located in the heart of West Putney. The accommodation comprises a large open plan kitchen/diner with bi-folding doors leading into a pretty courtyard. The living room is followed by an additional second room which could be used as a study or a number of other uses. An additional benefit is a separate shower room and WC on the ground floor which then leads upstairs to the bedroom with ample storage and en-suite bathroom.

An ideal first-time purchase or investment and only moments from the River Thames, internal viewings are highly recommended.

The property can be accessed from Glendarvon street which is just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and just moments from the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

Tenure - Leasehold - 100+ years

-  Double Bedroom
-  Excellent Transport Links
-  Two Modern Bathrooms
-  Outstanding Schools Close By
-  Open Plan Living Suited For Entertaing
-  Prime Location in West Putney
-  Beautiful Modern Kitchen
-  Flexible Accommodation
-  Split Level Period Conversion
-  Private Courtyard & Own Front Door



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

**020 8788 6611**

# Lower Richmond Road

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m



**Ground Floor**  
392 sq ft / 36.4 sq m



**First Floor**  
185 sq ft / 17.2 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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>79</b>

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	<b>44</b>	<b>45</b>

