



**JAMES  
ANDERSON**



## FOR SALE

Lower Richmond Road, Putney, SW15

This super spacious split level three bedroom apartment offers ample living space, period features and a stylish finish while being located in the highly desirable "West Putney" only moments from green open spaces, the river Thames, transport links and highly regarded schools.

Accommodation is spread over three levels having been extended with the first floor offering a substantial open plan kitchen/lounge suited for entertaining alongside a three piece bathroom suite and bedroom/home office.

Upstairs offers a further double bedroom with built in storage with the stairway leading to a further double bedroom with en-suite shower room.

Superbly situated on the Lower Richmond Road in prime West Putney, a stone throw from the River Thames and Putney Embankment. There are restaurants, coffee shops, bars, supermarkets, local shops and Putney Bridge Underground Station is within 10 minutes' walk, as is the Putney Mainline station. The 22 bus (Kings Road, Knightsbridge and Piccadilly Circus) stops outside the entrance, plus a host of other bus routes are available nearby. The River Taxi from Putney Pier to the City is only a short walk from this gorgeous home.

## £570,000

Offers In Excess Of



Three Bedrooms



Three Piece Bathroom Suite & En-Suite Shower Room



Open Plan Living Providing Ample Living Space



Stylish Fitted Kitchen



EPC Rating - D



Excellent Transport Links Nearby



Within Catchment For Highly Regarded Schools



Prime West Putney Location Moments From The River Thames



Close To Green Open Spaces



Chain Free



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

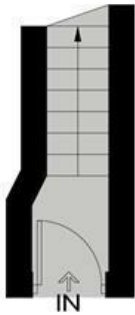
020 8788 6611

# Lower Richmond Road

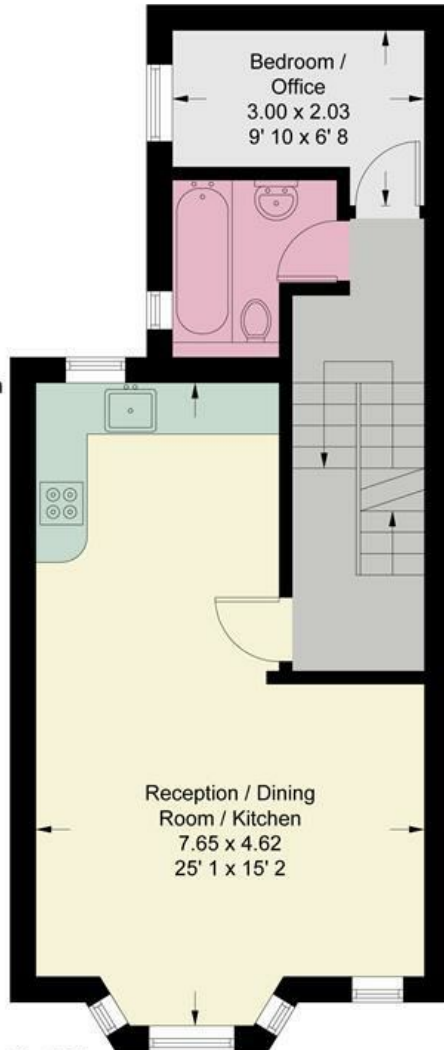
Approximate Gross Internal Area = 875 sq ft / 81.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 74 sq ft / 6.9 sq m  
 Total = 949 sq ft / 88.2 sq m



**JAMES  
ANDERSON**



**Ground Floor**  
27 sq ft / 2.5 sq m



**First Floor**  
498 sq ft / 46.3 sq m

= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
424 sq ft / 39.4 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>		<b>65</b>	<b>76</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		

