



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £4,500 Per Month

Per Month

Immaculately presented throughout, the property offers three bedrooms, two of which are en-suite, containing ample in-built storage. The impressively high quality open plan kitchen and living area offers great space, with bi-folding doors providing direct access onto the beautifully landscaped private garden. Specification throughout is incredibly modern with beautiful high ceilings, top of the range kitchen appliances and beautifully styled bathrooms. Both a highly contemporary and characterful apartment, this property is truly unique.

The property is ideally located for Barnes station 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 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.



Three Bedrooms



Three Bathrooms



Open Plan Reception



Modern Kitchen



EPC C / Council Tax band F / Holding Deposit £1038.46



Barnes Train Station



Barnes Primary



Richmond Park



Private Garden



Minimum Term 12 Months / Deposit - £5192.30

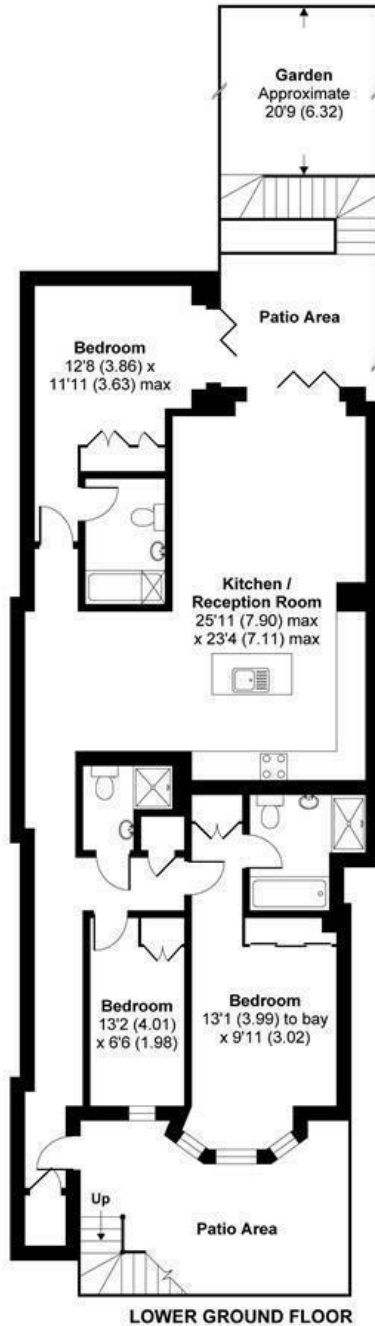


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Upper Richmond Road, Putney, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1225 SQ FT 113.8 SQ METRES



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

