



**JAMES
ANDERSON**



FOR SALE

£550,000

Upper Richmond Road, London, SW15

A split level two bedroom, two bathroom Victorian conversion flat measuring over 1000 Sq ft located on Upper Richmond Road, just moments from Putney Station.

Situated on the second and third floor, this bright and airy property features a superb layout and comprises the following features; L shaped open plan living room with space to dine and a modern kitchen, a shower room serves the second bedroom which is a comfortable double room with fitted wardrobes. Upstairs is the main bedroom, a huge room measuring 20x17 with vaulted ceilings, flooded with natural light, tonnes of storage and an en-suite bathroom.

The property features a 169 year lease, low service charges and no onward chain. 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.

Leasehold



Two double bedrooms



Two bathrooms, one en-suite



Open plan living, modern kitchen



EPC rating C - council tax band A - Leasehold 169 years remain



Secure gated entrance



Moments from Putney Station



Ideal first time purchase



Low service charges



Split level, over 1000 Sq ft



No onward chain



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

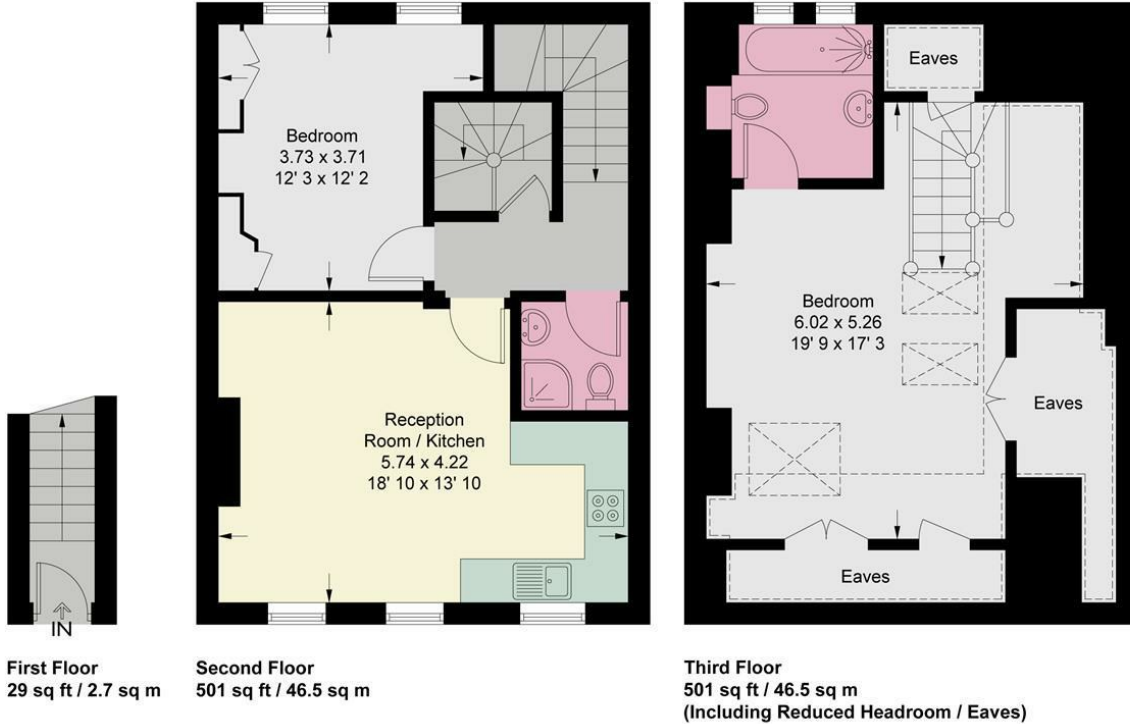
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 854 sq ft / 79.3 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 177 sq ft / 16.4 sq m
 Total = 1031 sq ft / 95.7 sq m



= Reduced headroom below 1.5m / 5'0



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

