



**JAMES  
ANDERSON**



# FOR SALE

# £525,000

## Upper Richmond Road, London, SW15

This ground floor purpose built maisonette is located in Pear Tree Court, Upper Richmond Road, Putney. Measuring 774 Sq ft this property would make an ideal first time purchase and represents great value for money with low service charges.

The property is set back from the road and benefits from its own front door, two double bedrooms with built in wardrobes. The main bedroom features a walk in dressing area with potential to create an en-suite shower room. The living room is an excellent size with large windows and access to a private, enclosed garden. Permit parking is available for residents.

The location is ideal, close proximity to from Putney High Street, Riverside and embankment with the shops, cafes, boutiques of Upper and Lower Richmond Road on your doorstep with superb local schools close by. Transport links are easily accessible via Upper Richmond road and Putney train station with a selection of bus links immediately available into town. An early viewing is highly recommended, no onward chain.

Modernisation required  
Leasehold



Two Double Bedrooms



One Bathroom (potential for two)



Spacious Reception Room



Separate Kitchen



EPC rating C - Council Tax Band D - Leasehold 177 years remain



Private Entrance



Private Garden



No Chain



774 Sq ft



Service Charge £617 Per Annum



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

0208 785 4400

# Pear Tree Court

Approximate Gross Internal Area = 774 sq ft / 71.9 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 |           |

| 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 |                         |           |
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