



**JAMES
ANDERSON**



FOR SALE

£400,000

Upper Richmond Road, London, SW15

A well presented two bedroom ground floor flat located within a highly regarded Art Deco development on Upper Richmond Road, Putney. This charming property measures 569 Sq ft and comprises a modern kitchen, bathroom and a spacious living room overlooking the communal gardens. The property also benefits from no onward chain and a 141 year lease.

Ormonde Court is incredibly well kept with immaculate gardens, secure and also benefits from a porter. Nearby amenities include an extensive range of local shops and cafés along with a traditional butcher and delicatessen. Transport links are great, offering direct access to the city (25 minutes to Waterloo), and the centres of Barnes, Richmond and Wimbledon are all easily accessible. There is an abundance of green space nearby, with Richmond Park and Putney Heath within easy reach, while Putney and Barnes embankments offer lovely walks along the Thames.

-  Two bedrooms
-  Modern bathroom
-  Spacious reception room, views over communal gardens
-  Separate modern kitchen
-  No onward chain
-  Immaculate communal grounds, porter
-  Highly regarded Art Deco development
-  10 minute walk to Putney station
-  Share of freehold, 141 year lease
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OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

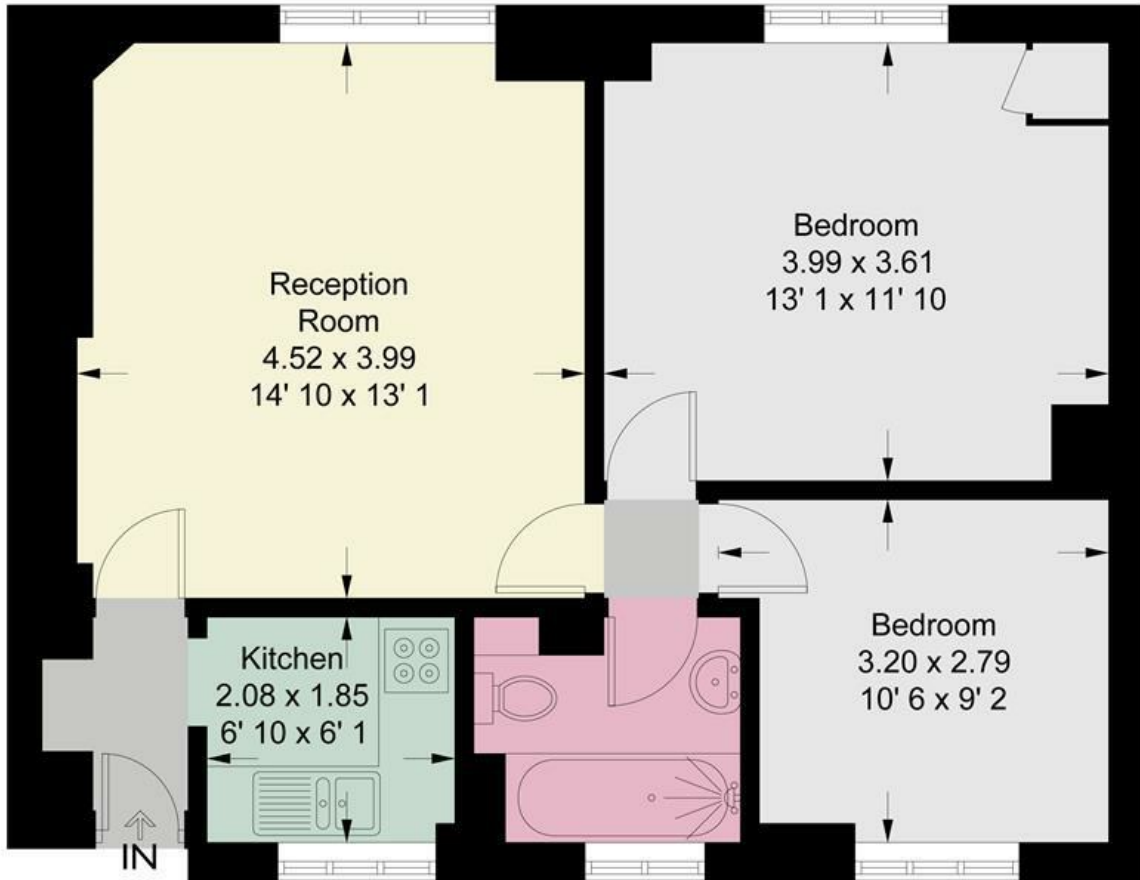
0208 785 4400

Ormonde Court

Approximate Gross Internal Area = 569 sq ft / 52.9 sq m



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Ground Floor

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		69	79
(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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

