



**JAMES  
ANDERSON**



## FOR SALE

Lower Richmond Road, London, SW15

## £1,275,000

Guide Price

Having been in the same family since the 1940's we offer a rare opportunity to purchase an entire freehold unit with accommodation spread over four floors in the heart of West Putney.

Planning permission has been granted for three 2 bedroom apartments and one 1 bedroom apartment. "Alterations and erection of single storey side/rear extension. Amendments and enlargement of roof extension approved under ref: 2024/0064 to include two French door openings and outdoor terrace with 1.1m screen in connection with use of the building as 3 x 2 bed flats and 1 x 1 bed flat (in conjunction with approved applications 2024/0064, 2024/1210)"

Current accommodation for the ground floor comprises of a vacant commercial unit, basement, reception room, WC with wash hand basin, shower room and kitchen with doors leading to a secluded private rear garden. Upstairs features a spacious kitchen/dining room, three piece bathroom suite and two space reception rooms/bedrooms. The top floor offers three further bedrooms and a three piece bathroom suite.



Three/Five Bedrooms



Two Bathrooms



Two/Four Reception Rooms



Kitchen



EPC Ratings -



Close To Transport Links



Easy Access To Highly Regarded Schools



Prime West Putney Location Near Green Open Spaces



Planning Permission Granted For Three Apartments



Tremendous Potential



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

020 8788 6611



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

