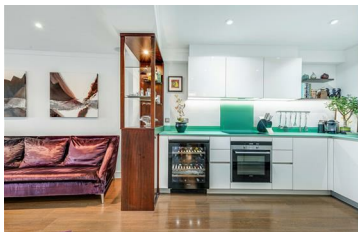




**JAMES
ANDERSON**



FOR SALE

217 Upper Richmond Road, London, SW15

Nestled in the heart of central Putney, this remarkable two-bedroom flat offers a unique blend of modern living and historical charm, having been converted from former police accommodation. Spanning an impressive 900 square feet, the property boasts a spacious reception room that is perfect for both relaxation and entertaining, while large windows provide stunning views of the surrounding area.

The modern kitchen is equipped with a wine fridge, high-end Miele and Siemens appliances, ensuring that culinary enthusiasts will find it a delight to cook in. The main bedroom is a standout feature, generously sized and offering direct access to a large south-west facing terrace, ideal for enjoying morning coffee or evening gatherings. This bedroom also benefits from an en-suite shower room, adding a touch of luxury to your daily routine. The flat also features integrated in-ceiling speakers for audio streaming throughout.

In addition to its stylish interiors, the flat comes with practical amenities such as underground parking, bike storage, and a concierge service, all within a secure gated development. The property is sold with no onward chain, making it an attractive option for both buyers and investors.

With its superb location on Upper Richmond Road, residents will find themselves just moments away from a vibrant array of shops, cafes, and transport links, ensuring easy access to the rest of London. This flat is not just a

£700,000

Offers In Excess Of



Two bedrooms



Two bathrooms, one en-suite



Open plan living, large reception space, great for entertaining



Modern kitchen, Miele and Siemens appliances



EPC rating C / Council tax band F / Leasehold



Private south west facing terrace, stunning views



Underground parking space for one vehicle



Bike storage



Superb location in Putney, very close to transport links



900 Sq ft located on the second floor



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

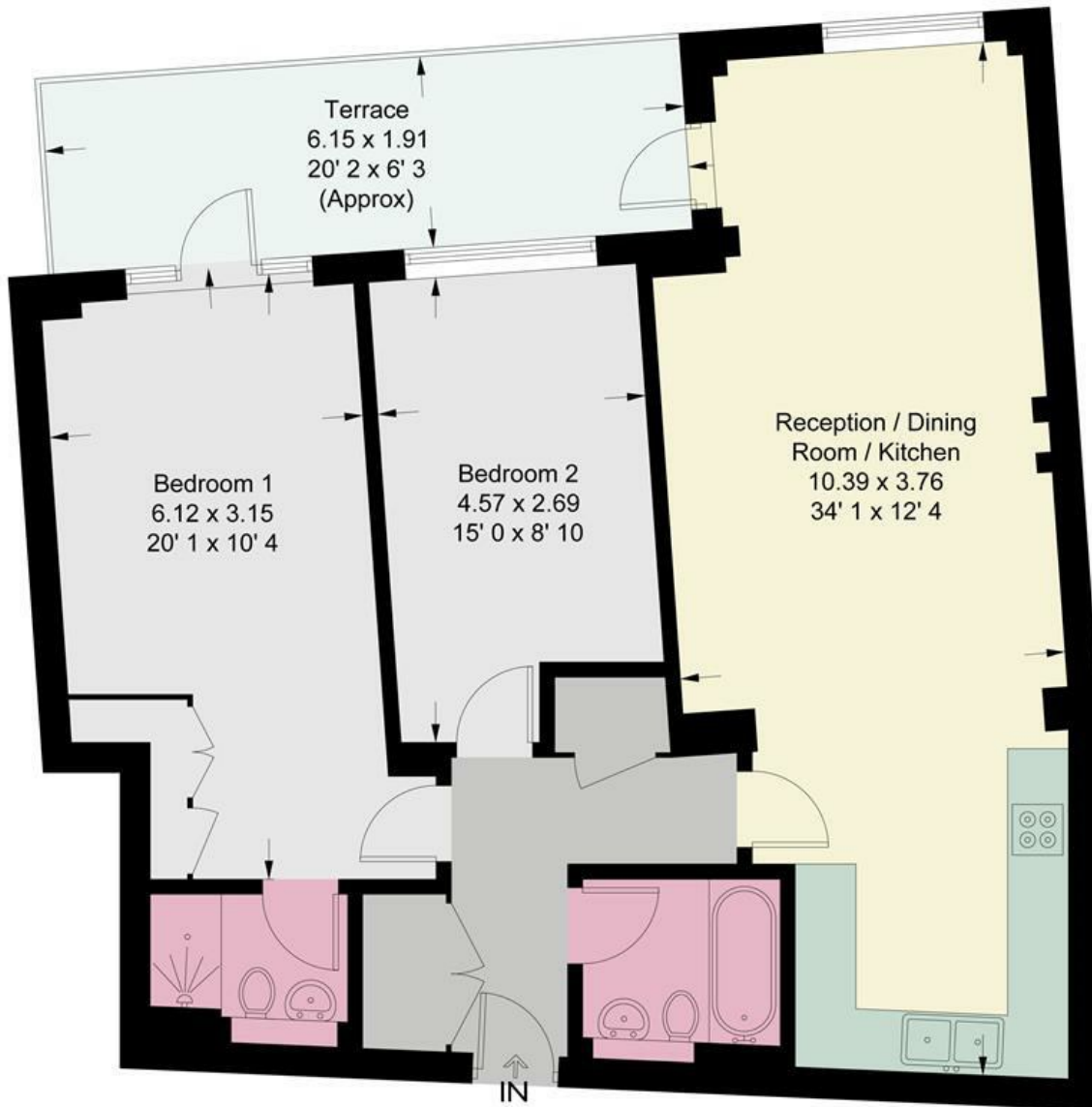
0208 785 4400

Percy Laurie House

Approximate Gross Internal Area = 900 sq ft / 83.6 sq m



**JAMES
ANDERSON**



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	80	83

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		

