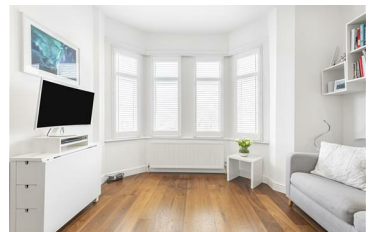
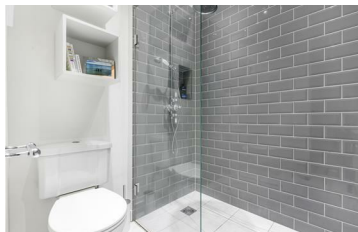




JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road, London, SW15

Located near the green open spaces of Barnes Common, as well as local shops, the River Thames, and excellent transport links, this beautifully presented period conversion offers bright and airy living an ideal choice for first-time buyers.

Positioned on the first floor, the property features a spacious double bedroom, a stylish three-piece shower suite, and a modern open-plan kitchen/living area with generous storage.

Lovingly maintained by the current owners, the apartment is in pristine condition. It comes with a share of the freehold and benefits from a low monthly service charge of just £60.

Further highlights include a new roof installed in 2020, double glazing throughout, and an EPC rating of C ensuring low running costs. Situated within the London Borough of Wandsworth, residents also benefit from the lowest council tax rates in the country.

Just 0.2 miles from Barnes Station, the property offers direct and frequent train services to London Waterloo in approximately 20 minutes. It is also well connected to Hammersmith, Putney, and Richmond via public transport. The open green spaces of Barnes Common, Putney Heath, and Richmond Park are all nearby, providing excellent opportunities for outdoor recreation.

Tenure - Share Of Freehold - 150 Years Within

EPC Rating - C

## £350,000

Offers In Excess Of



One Double Bedroom Period Apartment



Stylish Shower Suite



Open Plan Living



Fitted Kitchen



EPC Rating - C



0.2 miles To Barnes Station



Close To Roehampton University & Queen Mary's Hospital



Short walk to Barnes Village, Richmond Park and the River Thames



Opposite Barnes Common Nature Reserve



Ideal First Time Purchase Or Buy To Let



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

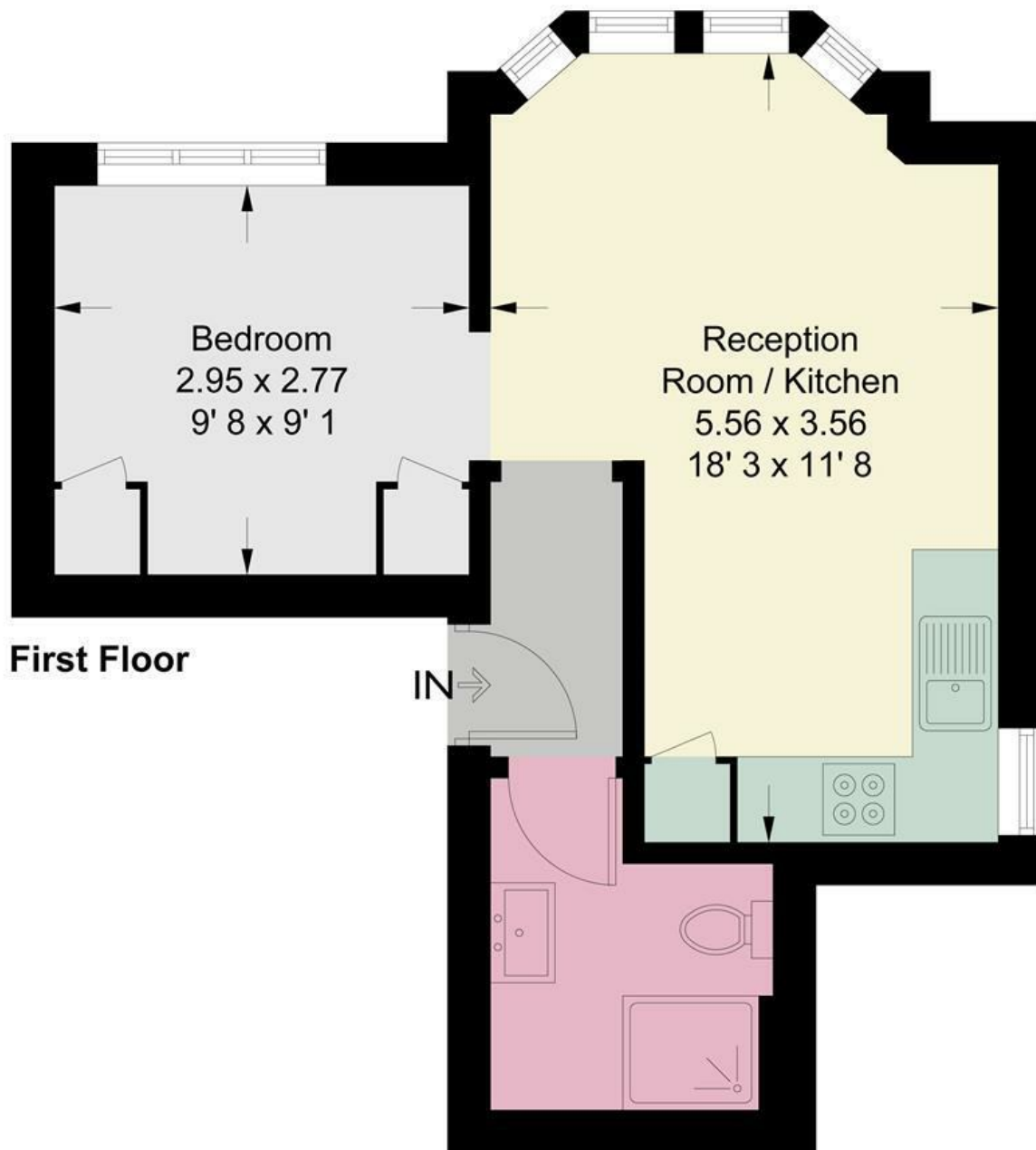
020 8788 6611

# Upper Richmond Road

Approximate Gross Internal Area = 342 sq ft / 31.8 sq m



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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 |                         |           |
|                                             | 73                      | 81        |
| <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 |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

