



JAMES  
ANDERSON



## FOR SALE

**£450,000**

Lower Richmond Road, London, SW15

Guide Price

Located in the heart of Putney only moments from shops, green open spaces and the Thames, this first floor period apartment provides plenty of natural charm including high ceilings, cornicing and sash windows.

The apartment is bright and airy while providing a spacious open plan kitchen/reception room with dining table suitable for entertaining, alongside a bathroom suite and two double bedrooms.

The property offers a long lease and is located on the Lower Richmond Road with its lovely local amenities, restaurants and bars whilst being conveniently located for public transport. Putney Bridge Underground Station (District Line) is 0.7 miles and Putney Station (SWR) is 0.7 miles away, with Uber boat services operating from Putney Pier 0.3 miles away, as well as numerous bus routes.

Leasehold - 117 Years Remain  
Service Charge - £689.27 P/A  
Ground Rent - £300 P/A  
EPC Rating - TBC  
Council Tax - D



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating D / Council Tax Band D



582 Sq ft



Prime West Putney Location, in the heart of Lower Richmond Road



Putney Bridge Underground Station (District Line) is 0.7 miles and Putney Station (SWR) is 0.7 miles away



Putney Common Close By and moments from the River Thames



Ideal first time purchase



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

020 8788 6611

Lower Richmond Road

Approximate Gross Internal Area = 582 sq ft / 54.1 sq m



First 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

