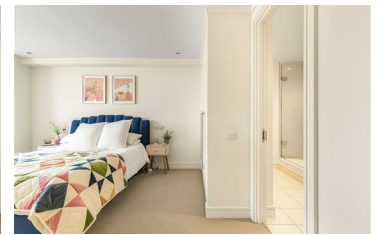




JAMES
ANDERSON



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 883 square feet, the property boasts a spacious reception room that is perfect for both relaxation and entertaining, while large windows provide lots of natural light.

The modern kitchen is fully equipped and benefits from integrated appliances, ensuring that culinary enthusiasts will find it a delight to cook in. Both bedrooms are large double rooms and the main bedroom benefits from an en-suite shower room.

The flat comes with practical amenities such as designated 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 home; it is a lifestyle choice that combines comfort, convenience, and a touch of elegance. Don't miss the opportunity to make this exceptional property your own.

£535,000

Offers In Excess Of



Two bedrooms



Two bathrooms



Large open plan kitchen/living space



Designated off-street parking



Secure gated development, concierge, lift and bike store



No onward chain



883 Sq ft



EPC rating B/ council tax band F/ Leasehold 102 years



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

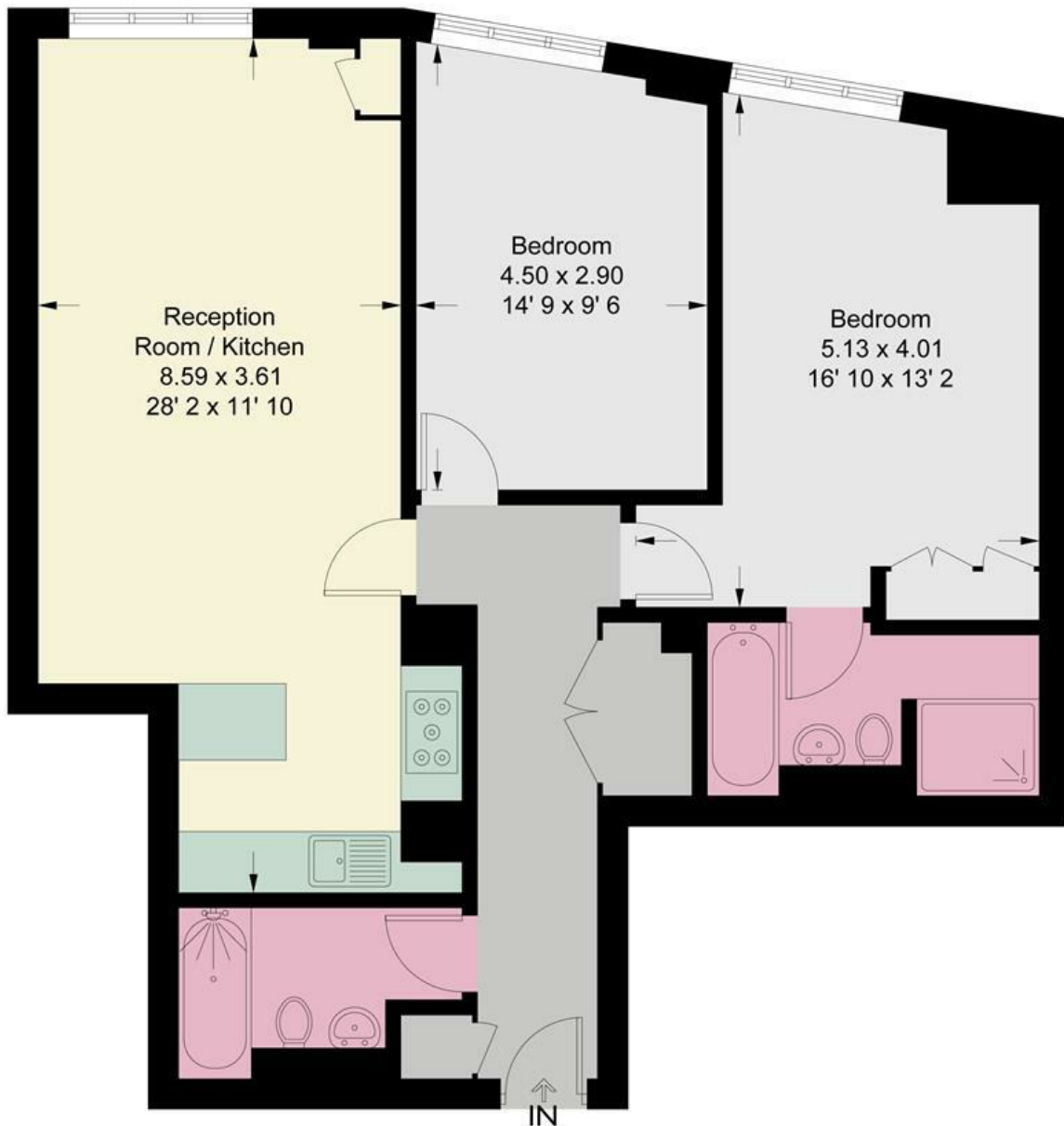
0208 785 4400

Percy Laurie House

Approximate Gross Internal Area = 883 sq ft / 82 sq m



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Third 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			
85		86	
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

