



**JAMES  
ANDERSON**

Upper Richmond Road  
London SW15  
Offers In Excess Of £565,000



## 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.

Lease Years Remaining: 102 years

Service Charge: £5,030 for 2025

Ground Rent: For 2025 it is £250 and then for 2026 and the next 24 years it is £500/annum

EPC: Rating B

Council Tax Band: Wandsworth Band F





















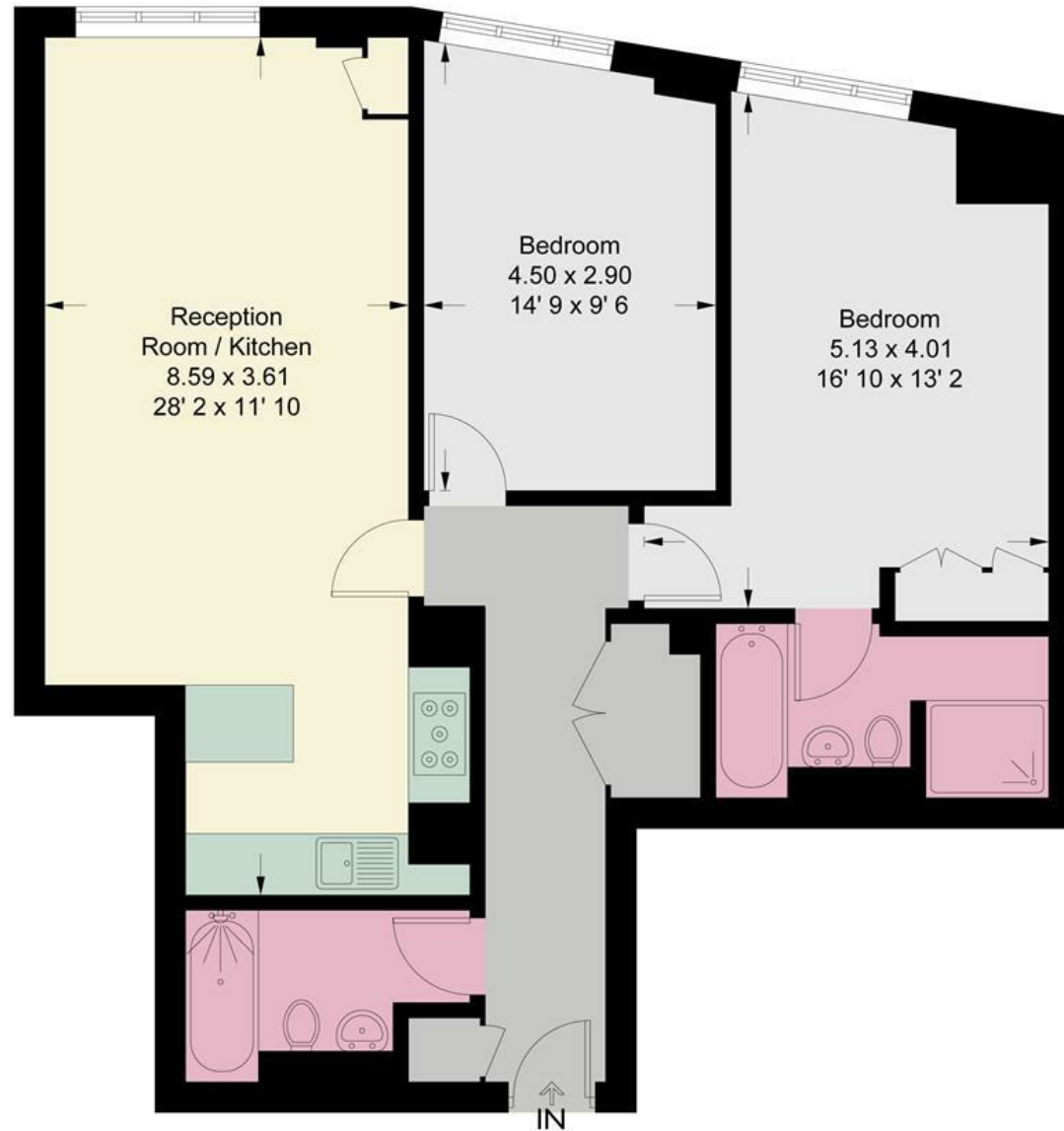
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# Percy Laurie House

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.



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