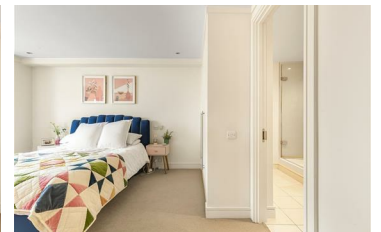




JAMES
ANDERSON



TO LET

Upper Richmond Road, Putney, SW15

£2,650 Per Month

Per Month

(SHORT LET) 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. 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.

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.



Two Bedrooms



Two Bathrooms



Large open plan living space



Modern Kitchen



EPC B/ Council Tax F/ Holding Deposit £611.53



Putney Train Station



Putney High



Gated Development, Concierge, Lift and Bike Store



Designated Off-Street Parking



Minimum Term 12 Months / Deposit £3957.69



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

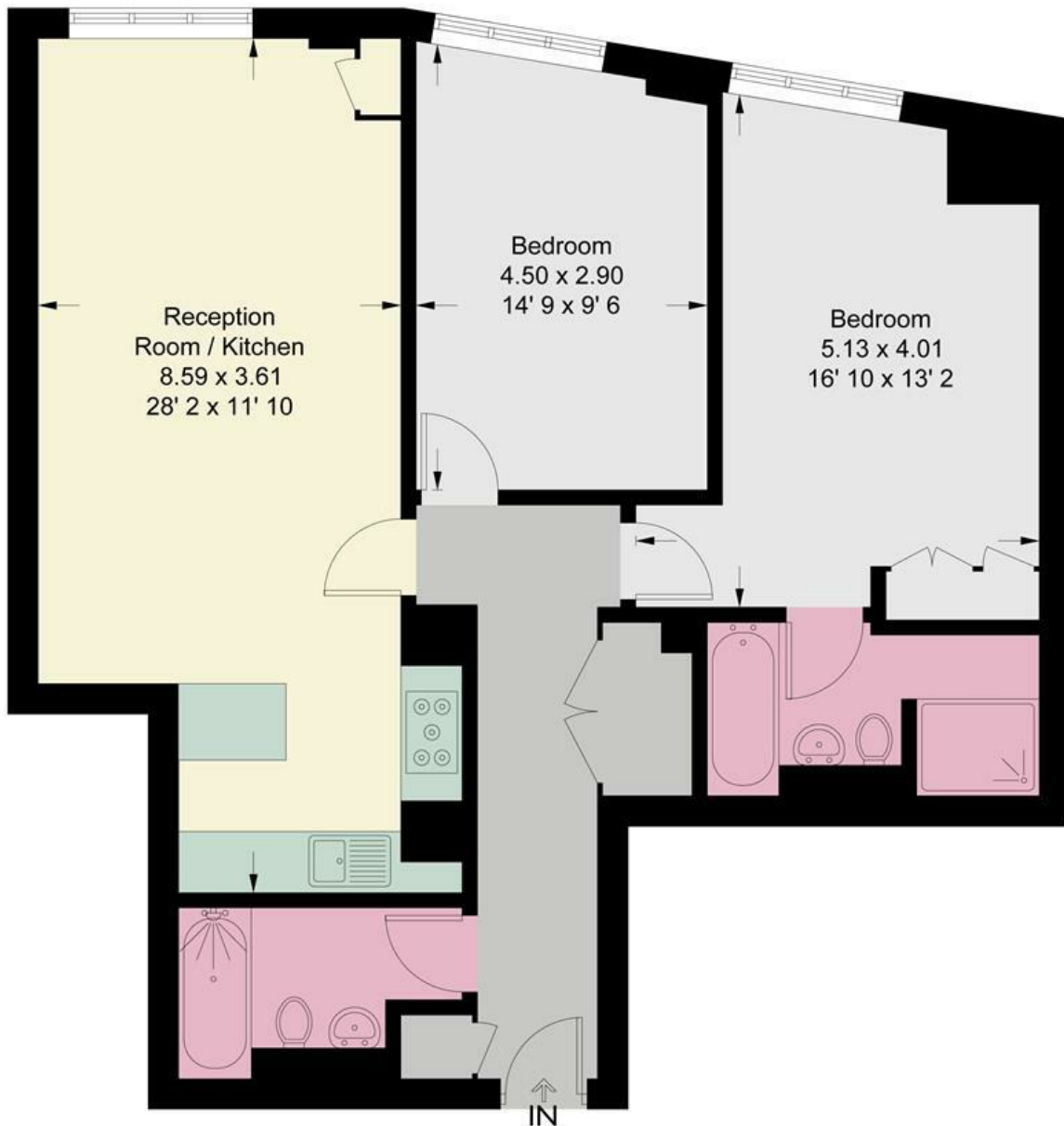
0208 785 4400

Percy Laurie House

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



JAMES
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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		
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	

