



JAMES
ANDERSON



FOR SALE

£775,000

Lower Richmond Road, London, SW15

Guide Price

Nestled in the highly sought-after University Mansions, this exceptional three-bedroom apartment offers a rare opportunity to secure a spacious corner flat with breath-taking, uninterrupted views over the River Thames. The property enjoys an enviable position in the mansion block, ensuring an abundance of natural light and a peaceful living environment, perfectly blending convenience with tranquillity.

The apartment comprises three well-proportioned bedrooms, providing ample space for family living or flexible home office options. The generous reception room boasts large windows framing stunning river views, creating a bright and airy space ideal for relaxation and entertaining. A separate kitchen offers functionality with sufficient workspace and storage, designed to meet modern-day living requirements. The bathroom suite is elegantly appointed, featuring contemporary fittings and a clean, neutral decor.

University Mansions is superbly located in Putney, one of southwest London's most desirable riverside neighbourhoods. The flat is just moments from the Thames Path, offering scenic walks and cycle routes along the riverbank, as well as access to Putney's vibrant town centre. Putney High Street provides an excellent selection of boutiques, cafes, restaurants, and essential services.

Transport links are excellent, with Putney Station (National Rail and District Line) nearby, providing quick and convenient access to central London and beyond. Several bus routes also connect Putney to neighbouring areas,



Three Bedroom Mansion Apartment With Lift



Bathroom Suite



Spacious Reception With River Views



Fitted Kitchen



Council Tax Band - D / EPC Rating - C



Moments From Travel Links



Within Catchment For Highly Regarded Schools



Prime West Putney Location Moments From Amenities



Service Charge - £3345 last financial year - / Lease 140 Years - / Ground Rent - £0



Large basement storage area for bikes for the use of all residents.



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

020 8788 6611



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 | | | |
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