



JAMES  
ANDERSON



## FOR SALE

**£340,000**

Lower Richmond Road, London, SW15

Guide Price

Located on the sought-after Lower Richmond Road, this delightful top floor period apartment offers characterful living just moments from the River Thames, an array of amenities, Putney High Street, and an excellent selection of shops, cafes, and restaurants.

Ideal for first-time buyers or investors, the accommodation comprises a bright and spacious open-plan kitchen and lounge area, a well-proportioned double bedroom, and a stylish three-piece bathroom suite. The property is offered to the market with no onward chain, ensuring a smooth and swift purchase process.

Boasting a prime location with excellent transport links and riverside walks on the doorstep, this charming home perfectly combines period appeal with modern convenience.

Tenure - Leasehold - 969 Years Remain

Service Charge - N/A

Ground Rent - £100 P.A

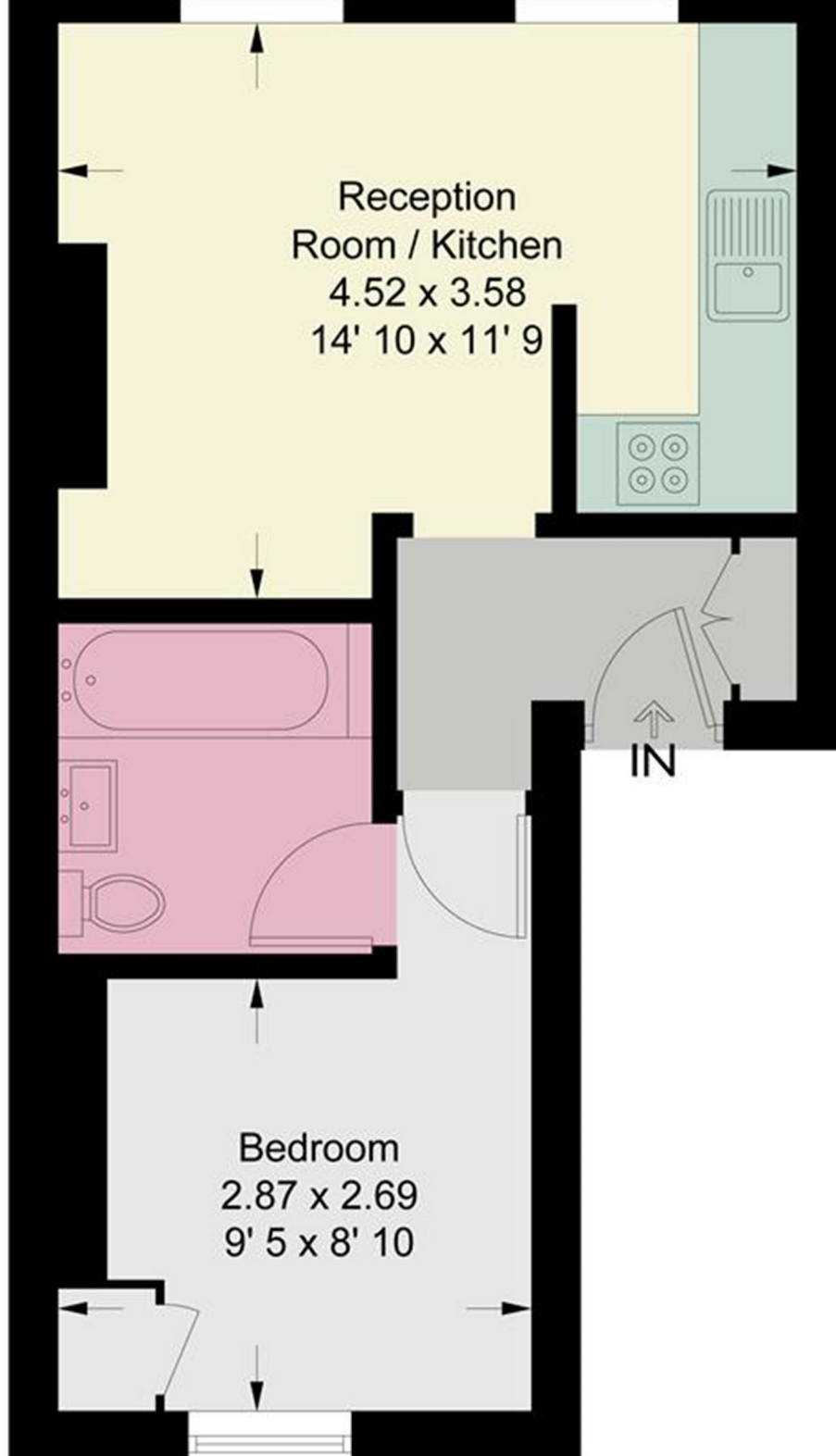
Council Tax - A

EPC Rating - C



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

020 8788 6611



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
	77	77	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

