



JAMES  
ANDERSON



## FOR SALE

£380,000

### Upper Richmond Road, London, SW15

Nestled in the heart of Putney, this charming one-bedroom flat on Upper Richmond Road offers a delightful blend of modern living and classic features. Situated on the first floor of a well-maintained conversion, the property spans an impressive 535 square feet, providing ample space for comfortable living.

Upon entering, you are welcomed into an open-plan living area that boasts high ceilings and a large south-facing bay window, flooding the space with natural light. This inviting reception room is perfect for both relaxation and entertaining with a designated dining area.

The flat features a generously sized double bedroom, complete with a walk-in wardrobe, ensuring that storage is never a concern. The modern bathroom suite is stylish and functional, catering to all your needs.

Located in central Putney, this property benefits from superb transport links, making it an ideal choice for commuters and first-time buyers alike. The communal entrance at the rear of the property adds an extra layer of convenience and privacy.



One double bedroom, walk in wardrobe



Modern bathroom suite



Open plan living space, high ceilings and a large bay window



Fitted kitchen, space to dine in the reception space



EPC rating E/ council tax band C/ leasehold



First floor, 535 Sq ft, communal entrance to the rear of the property



Central Putney location, superb transport links moments away



Ideal first time purchase



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

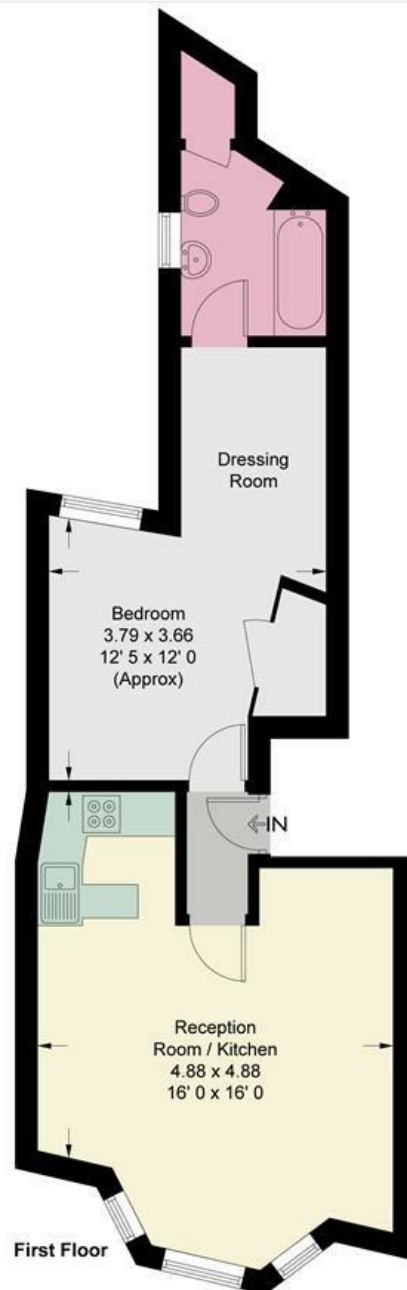
0208 785 4400

# Upper Richmond Road

Approximate Gross Internal Area = 535 sq ft / 49.7 sq m



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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) <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 |                                                                                                             |           |
|                                             | 43                                                                                                          | 68        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

| 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  |           |

