



**JAMES
ANDERSON**

Upper Richmond Road
Putney SW15
Guide Price £480,000



Upper Richmond Road Putney SW15

Located on the sought-after Upper Richmond Road and only a 4 minute walk from Barnes Station, this well-proportioned purpose-built ground floor apartment presents an excellent opportunity for both homebuyers and investors alike. Offered to the market with no onward chain, the property benefits from direct access to a sunny communal rear garden — a perfect space for relaxing, entertaining, or enjoying al fresco dining during the warmer months.

This spacious apartment features a bright and airy reception room with ample space for both living and dining areas. Large windows allow natural light to flood the room, enhancing its generous proportions and creating a welcoming environment. The adjoining fitted kitchen is well-appointed and functional, offering plenty of storage and preparation space.

The accommodation comprises two large double bedrooms, each benefitting from built-in storage, ideal for families, sharers, or those in need of a home office or guest room. A well-maintained bathroom with a wash hand basin, a separate WC with an additional wash hand basin, complete the internal layout, providing convenience for busy households.

Additional features include residential parking and a private garage en bloc located at the rear of the development, providing secure storage or valuable off-street parking.

Set within easy reach of the green open spaces of Barnes Common and Richmond Park, the property is also ideally situated for access to a wide range of local amenities, including independent shops, cafes, and restaurants. Highly regarded local schools are nearby, making this an appealing choice for families. Excellent transport links are available via Barnes Station, with fast and frequent services into Central London, making it perfect for commuters.

This ground floor flat combines practicality, comfort, and location, making it a must-see for anyone seeking a home in a desirable, well-connected part of South West London.

Tenure - Share of Freehold, 990+ years

















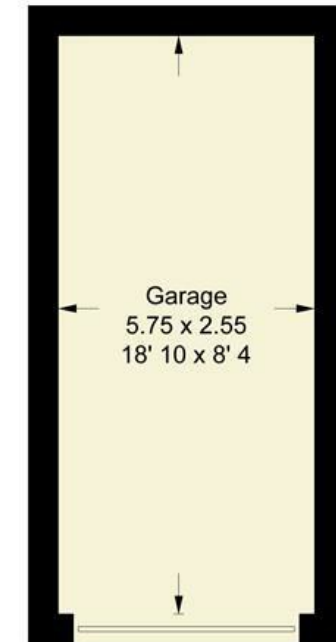
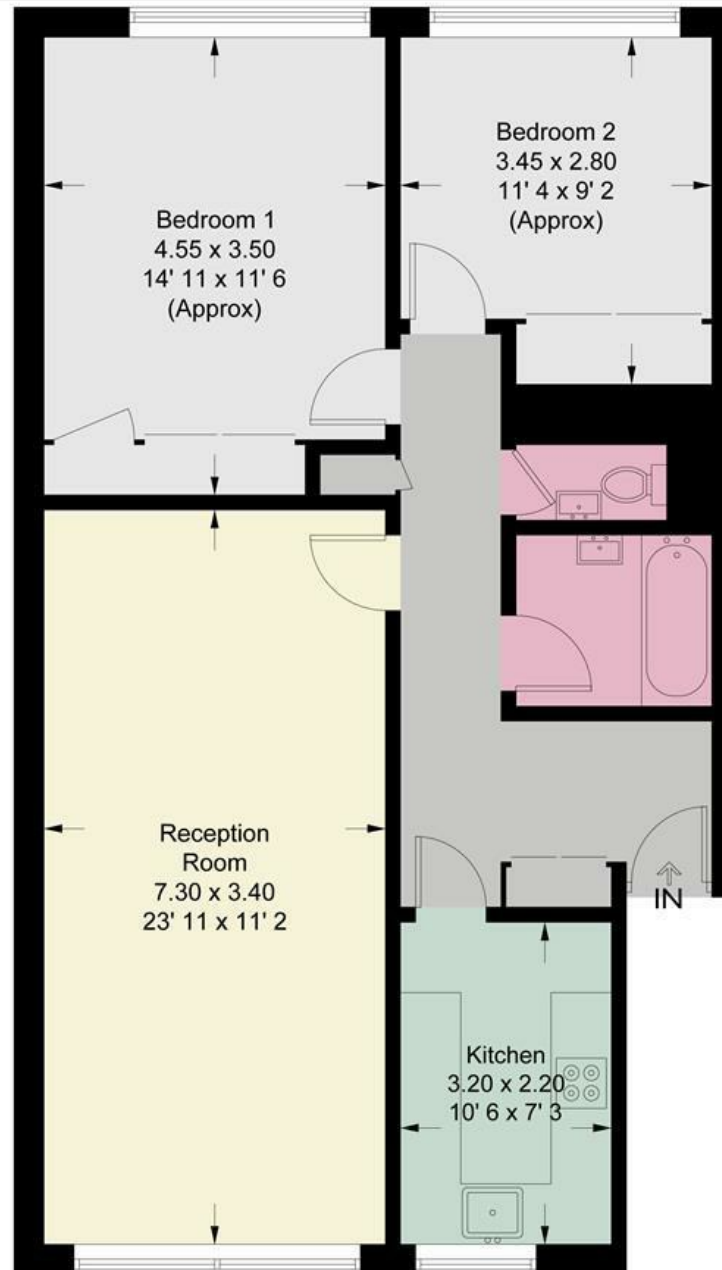
Roehampton Wick

Approximate Gross Internal Area = 977 sq ft / 90.8 sq m
(Including Garage)

Garage = 158 sq ft / 14.7 sq m



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(Not Shown In Actual
Location /Orientation)



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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.





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