



JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

Set atop a beautifully converted Victorian pub on the corner of Upper Richmond Road and Dyers Lane, this exceptional penthouse apartment offers a rare combination of character, luxury, and modern convenience. Originally converted in 2015 into just nine lateral apartments, the building features a shared entrance with video entry system, lift access directly into the apartment, and well-maintained communal areas.

Situated on the top floor and measuring 1071 Sq ft, this dual-aspect penthouse boasts a spacious and light-filled layout with two generous double bedrooms and a flexible open-plan kitchen/living area. The living space opens directly onto a private wraparound balcony, offering far-reaching views perfect for relaxing or entertaining.

Designed with contemporary living in mind, the apartment includes underfloor heating, air conditioning, engineered oak flooring, and large double-glazed sash windows that flood the space with natural light. The sleek Häcker kitchen is fully equipped with Siemens appliances, quartz worktops, and a breakfast bar, ideal for those who love to cook and entertain.

Both bedrooms are well-proportioned suites with fitted wardrobes and En-suites, the finish throughout the property reflect a high standard of craftsmanship and attention to detail.

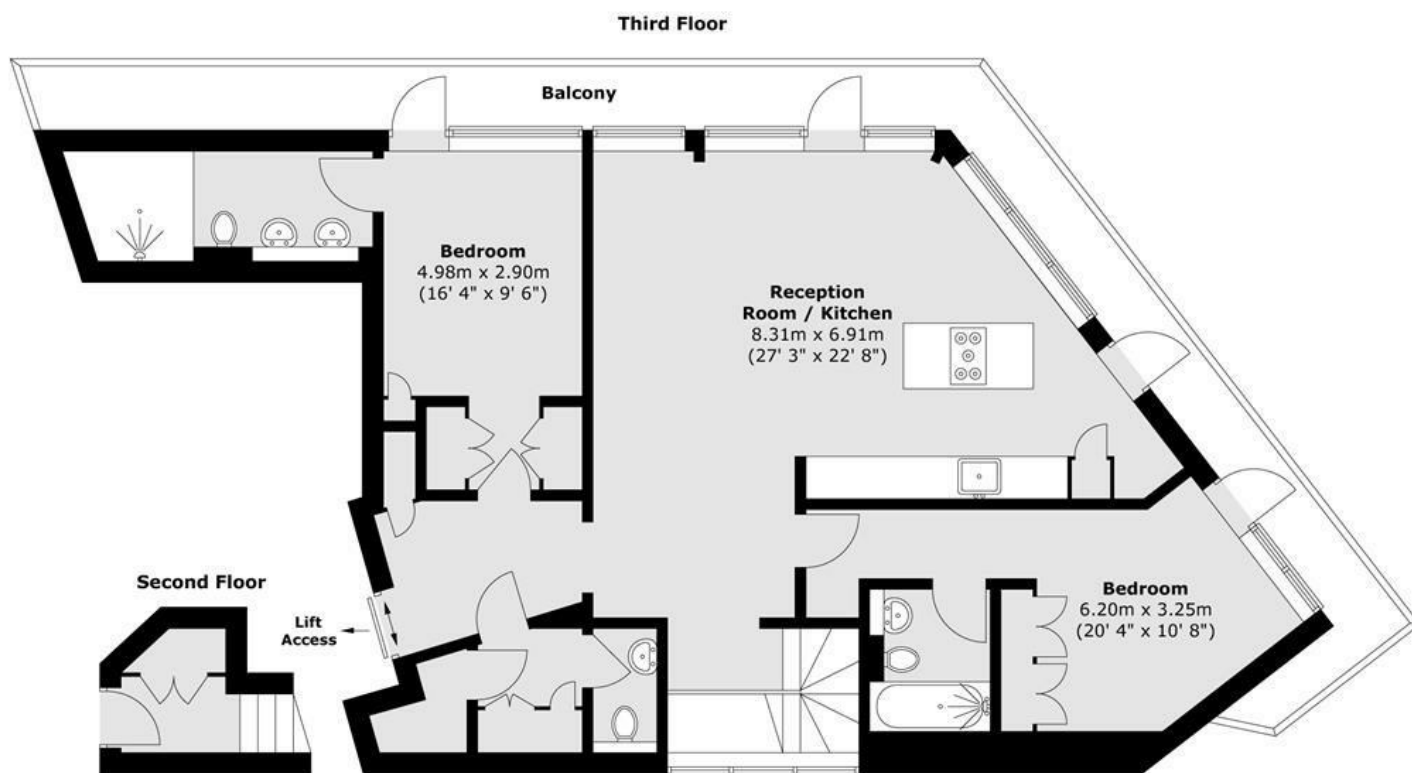
£700,000

Offers In Excess Of



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

0208 785 4400



Total area (approx.) : 99.5 sq. m (1071 sq. ft)
Total balcony area (approx.) : 22.1 sq. m (238 sq. ft)

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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