



JAMES
ANDERSON

Upper Richmond Road
Putney SW15
Guide Price £950,000



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This exceptional and modern three-bedroom, two-bathroom Edwardian conversion apartment is ideally situated on the borders of Barnes, East Sheen, and Putney. Beautifully maintained throughout, the property spans 1,013 sqft and boasts three spacious double bedrooms, each with ample built-in storage. The expansive open-plan kitchen and living area is both airy and bright, featuring bi-folding doors that lead directly to a stunning, landscaped private garden. The apartment is finished to a high standard, with soaring ceilings, premium kitchen appliances, and elegantly designed bathrooms. It combines contemporary flair with character, making it truly one-of-a-kind.

Conveniently located, the property is just a two minute walk to Barnes station, offering regular, direct services to London Waterloo, as well as excellent transport links to Hammersmith, Putney, and Richmond. Barnes Primary and East Sheen Primary Schools are just 0.7 miles and 0.6 miles away, respectively, while the vast green spaces of Barnes Common, Palewell Common, and Richmond Park are only moments away.

Tenure - Leasehold - Circa 145 Years

Service Charge - £1100 PA approx.

Ground Rent - £500

Council Tax Band - C

EPC Rating - C



















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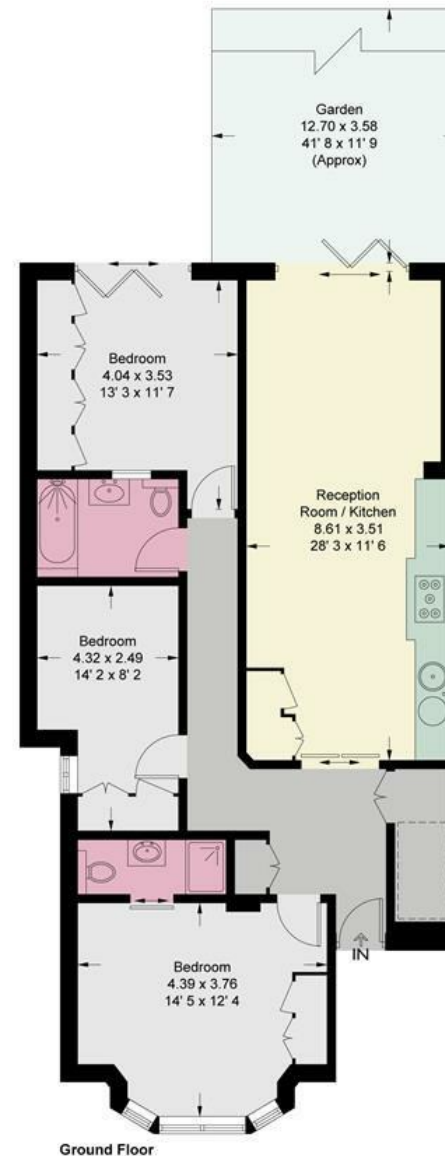
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Approximate Gross Internal Area = 1013 sq ft / 94.1 sq m
(Including Reduced Headroom)
Reduced Headroom = 16 sq ft / 1.5 sq m



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 = Reduced headroom below 1.5m / 5'0"



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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