



JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

Nestled in the vibrant area of Upper Richmond Road, London, this charming purpose-built flat offers a delightful living experience. The property features two spacious double bedrooms, providing ample room for relaxation and rest, as well as stunning views across the City. The well-appointed bathroom ensures convenience for residents and guests alike.

One of the standout features of this flat is the private south facing balcony, perfect for enjoying a morning coffee or unwinding after a long day. The reception room is inviting and offers a comfortable space for entertaining or simply enjoying quiet evenings at home.

Located just 0.3 miles from East Putney tube station, this property boasts excellent transport links, making it an ideal choice for commuters and city dwellers. The convenience of nearby amenities further enhances the appeal of this flat, ensuring that all your daily needs are within easy reach.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest in a prime London location, this flat on Upper Richmond Road presents a wonderful opportunity. Don't miss the chance to view this delightful home and experience the charm it has to offer.

£450,000

Offers In Excess Of



Two Double Bedrooms



White Bathroom Suite



Large Reception Room



Kitchen with Access to a South Facing Private Balcony



EPC Rating D / Council Tax D / Leasehold



East Putney Tube Station / Putney Railway Station



Excellent Local Schools



Views over the City



No Onward Chain



Ideal First Time Buy or Buy to Let Investment



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

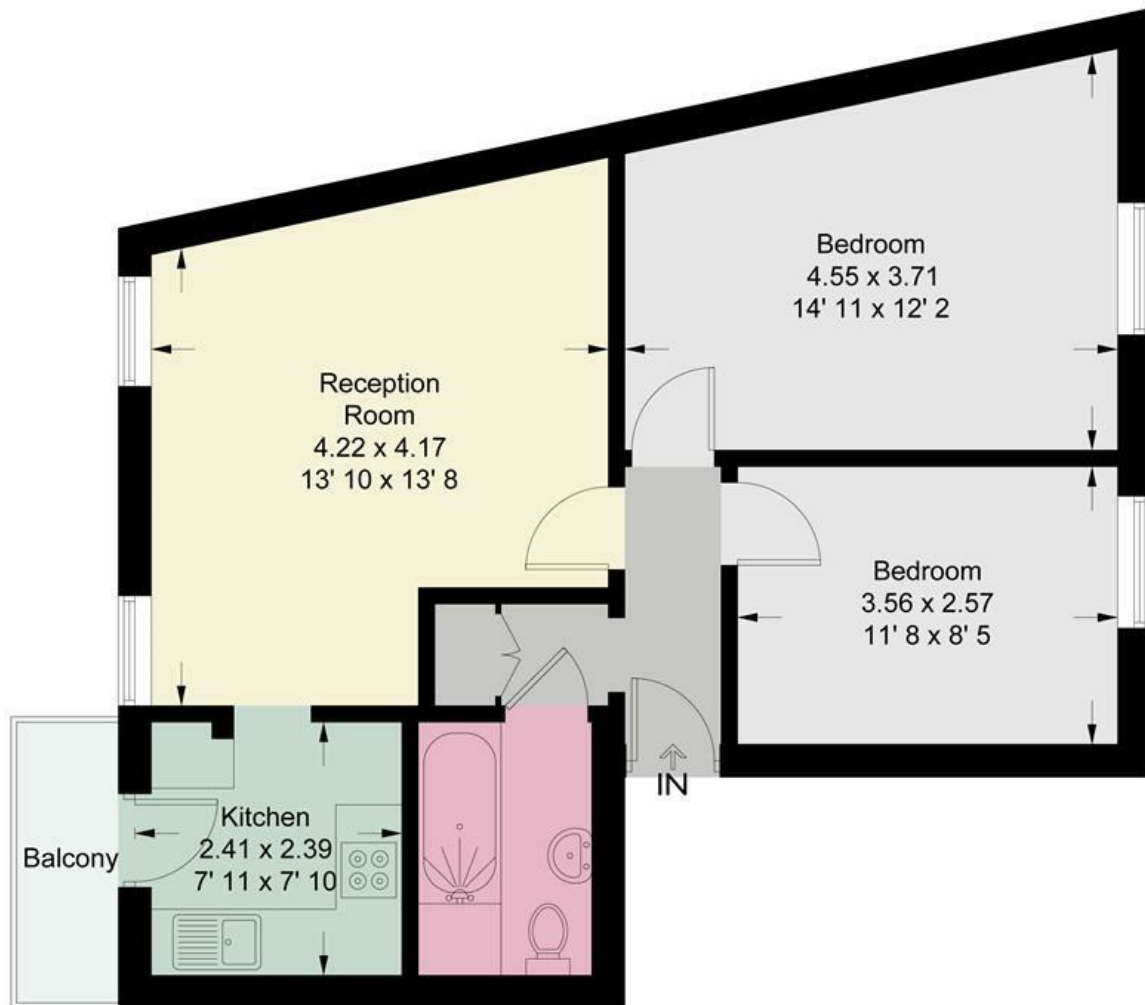
0208 785 4400

Atlantic House

Approximate Gross Internal Area = 621 sq ft / 57.7 sq m



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Fourth Floor

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) 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		
	56	78
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		
England & Wales	EU Directive 2002/91/EC	

