



JAMES  
ANDERSON



## TO LET

Upper Richmond Road, London, SW15

**£2,200 Per Month**

Per Month

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.

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.



Two Double Bedrooms



White Bathroom Suite



Large Reception Room



Kitchen with Access to a South Facing Private Balcony



EPC Rating D / Council Tax D / Holding Deposit £507.69



East Putney Tube Station / Putney Railway Station



Excellent Local Schools



Views over the City



Furnished



Minimum Term 12 Months / Deposit £2538.46



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

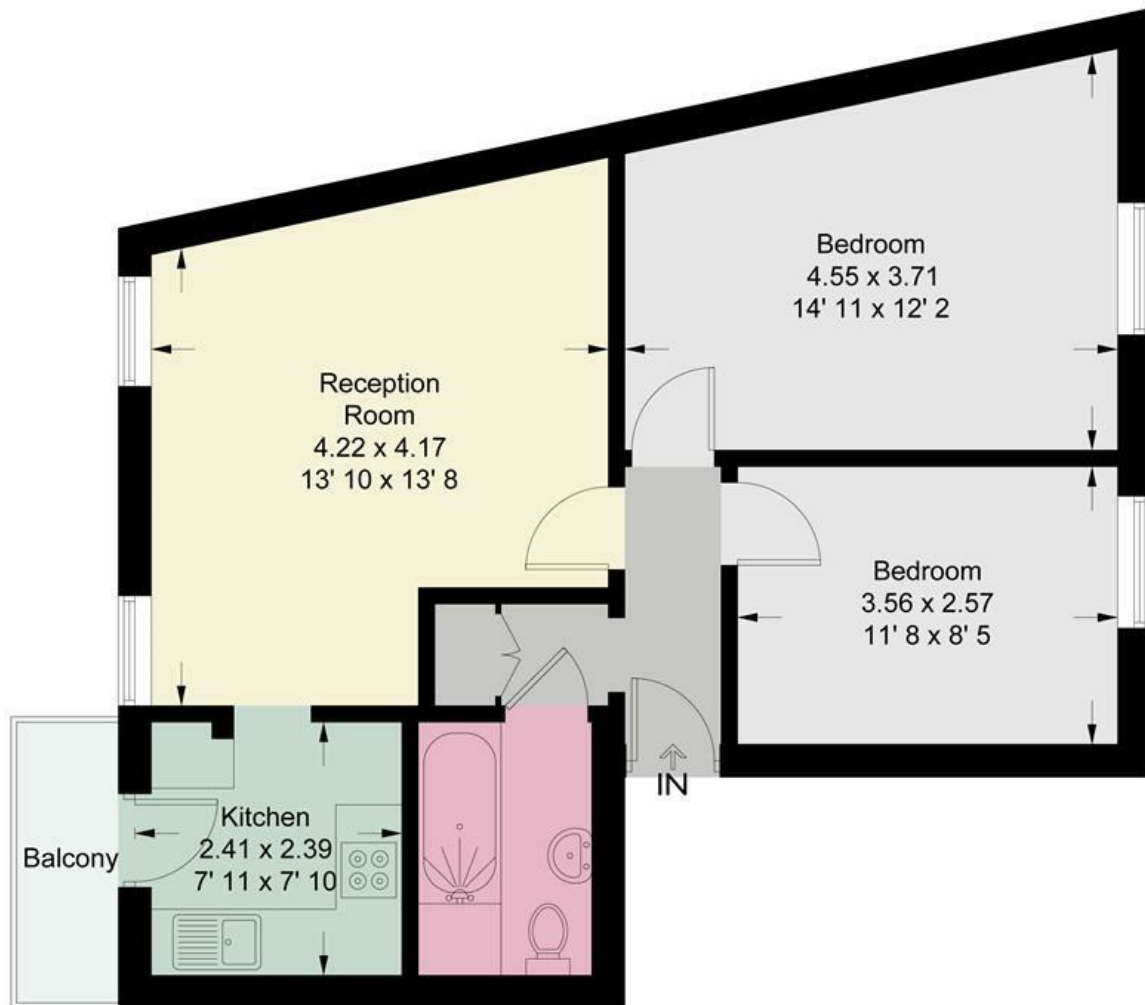
**0208 785 4400**

# 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

