



JAMES
ANDERSON



FOR SALE

Lower Richmond Road, Putney, SW15

A superb opportunity to acquire a luxurious four double bedroom, top-floor apartment offering flexible and well-balanced accommodation, beautifully extended and fully refurbished by the current owners. Designed with both style and functionality in mind, this exceptional home boasts a rare combination of generous internal living space and a secluded private terrace perfectly suited for entertaining, relaxing, or working from home.

Occupying the second and third floors of an attractive period building, the apartment offers a highly versatile layout. The second floor comprises two spacious double bedrooms, a stylish three-piece bathroom suite, and an impressive open-plan kitchen and reception room. Bathed in natural light, this generous living area comfortably accommodates both lounging and dining zones, making it ideal for modern family living and entertaining. The contemporary kitchen features sleek cabinetry and integrated appliances, offering both form and function.

Upstairs, the principal bedroom suite benefits from clever eaves storage, bespoke built-in wardrobes, and a beautifully appointed en-suite shower room complete with high-quality fixtures and finishes. Adjacent is a versatile fourth bedroom, which can also serve as a second reception room, home office, or guest space. This room provides direct access to the private roof terrace, a truly special feature of the home, with AstroTurf flooring, frosted glass surrounds, and excellent privacy, creating a peaceful outdoor escape.

£995,000

Offers In Excess Of



Four Double Bedrooms



One Bathroom, One En-Suite



Spacious Lounge With Space To Dine



Refurbished Open Plan Kitchen



EPC Rating -



Easy Access To Transport



Catchment For Highly Regarded Schools



Prime West Putney Location Only Moments From River Thames



Refurbished & Extended By The Existing Owner



Flexible Accommodation With Outside Space



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

020 8788 6611

Lower Richmond Road

Approximate Gross Internal Area = 1621 sq ft / 150.5 sq m
(Including Reduced Headroom / Eaves / Roof Terrace)
Reduced Headroom / Eaves = 87 sq ft / 8.1 sq m
Roof Terrace = 196 sq ft / 18.2 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.



| 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 | | |
| | 73 | 81 |
| 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 | |

