



**JAMES
ANDERSON**

217 Upper Richmond Road
London SW15
Guide Price £480,000



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This delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 774 square feet, the property features two spacious double bedrooms, with two bathrooms, including a stylish en-suite, this property is ideal for professionals or young families looking in the highly desirable central Putney, close to excellent transport links.

Situated at the rear of the building, the flat enjoys a peaceful and quiet setting away from street noise. The heart of the home is the large, south-facing open plan kitchen and reception room, benefitting from an open outlook, allowing plenty of natural light, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is equipped with built-in appliances, making it a delight for those who enjoy cooking or entertaining.

In addition to its appealing layout, the flat comes with the added benefit of an allocated off-street parking space, a rare find in this bustling area. As well as, a large, private storage cage located in the building, providing significant added value, improving organisation, efficiency, meeting practical needs and contributes to a more organized, efficient, and appealing home environment .

Percy Laurie House is a gated development set back from the Upper Richmond Road. It is a converted 1930's art-deco Police Station House which has great character. The building is also, equipped with lift access, providing easy and convenient access to your home. It is situated in the heart of Putney and is within a few minutes' walk of both Putney mainline and East Putney underground stations. Many shops and restaurants are found on the Putney High Street which is a stone's throw away.

The property is currently vacant and available with no onward chain.

(PLEASE NOTE, SOME PHOTOS HAVE BEEN VIRTUALLY STAGED/AI GENERATED)

















WARNING
No parking
No loading
No unloading
No stacking
No storage
No refuse
No vehicles
No animals
No smoking
No alcohol
No drugs
No weapons
No firearms
No explosives
No fireworks
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WARNING
No parking
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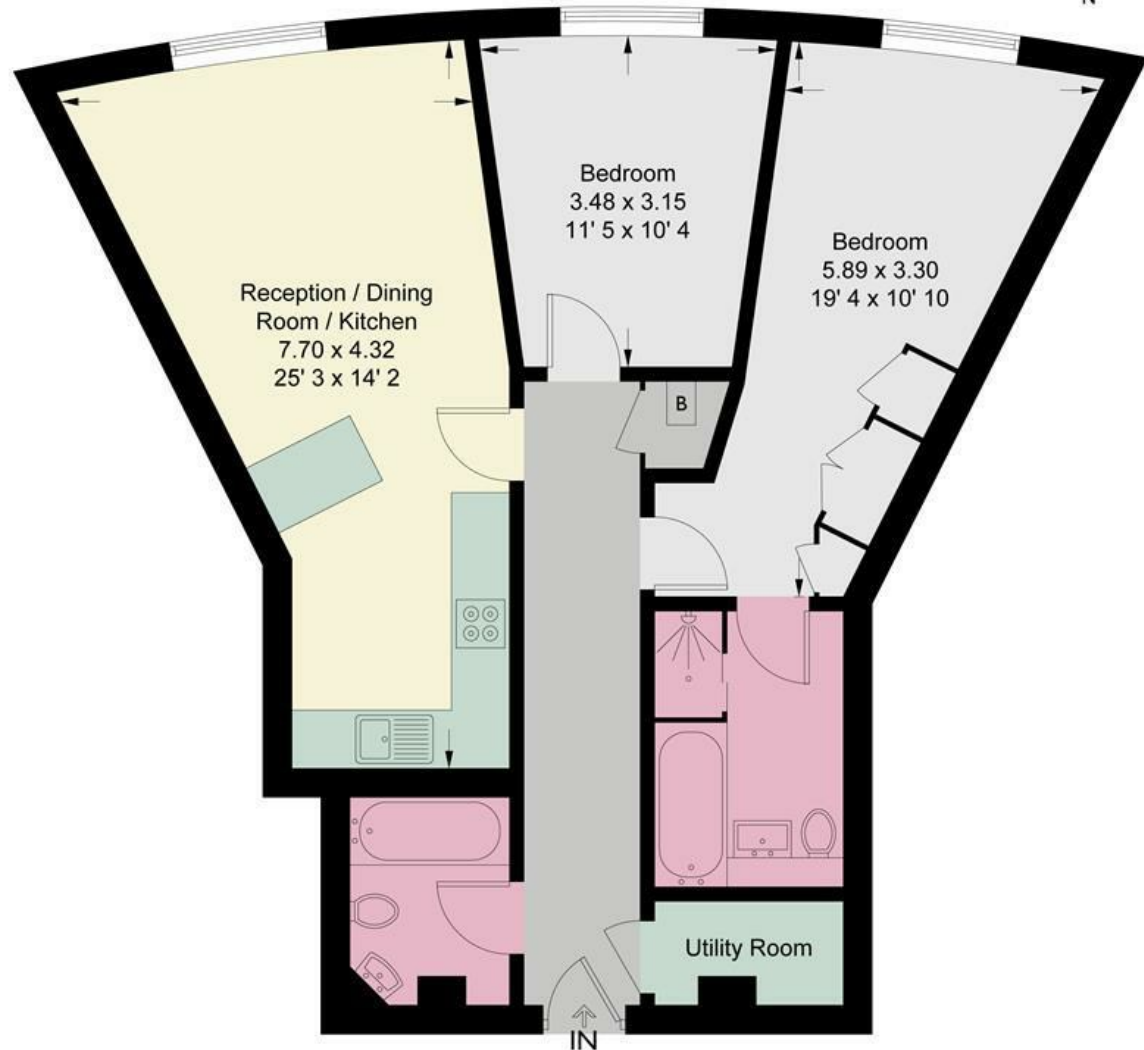
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Percy Laurie House

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



JAMES
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First Floor



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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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