



**JAMES
ANDERSON**



TO LET

Upper Richmond Road, London, SW15

£2,100 Per Month

Per Month

This bright and spacious split-level one-bedroom period conversion apartment is ideally located on Upper Richmond Road. The property features a generous lounge, a well-proportioned double bedroom, and a separate kitchen, offering a stylish yet comfortable living space that feels like a calm retreat from city life.

The location is particularly desirable, combining a peaceful setting with easy access to local amenities and excellent transport links.



Large Double Bedroom



Big Bathroom



One Reception



Kitchen / Diner



EPC E / Council Tax D / Holding Deposit £484.61



Barnes Train Station



Roehampton University



900sqft



Off Street Parking



Deposit £2423.07



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

0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 1250 sq ft / 116.2 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 394 sq ft / 36.6 sq m



= Reduced headroom below 1.5m / 5'0



Second Floor
 1218 sq ft / 113.2 sq m
 (Including Reduced Headroom / Eaves)

First Floor
 32 sq ft / 3 sq m

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			
England & Wales	EU Directive 2002/91/EC	41	58

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		

