



**JAMES
ANDERSON**



TO LET

Upper Richmond Road, London, SW15

£900,000

Guide Price

Just moments from Barnes Station, the Roehampton Club and wide stretches of green open space, this beautifully presented three/four-bedroom townhouse offers an inviting balance of style, comfort and day to day convenience. The current owners have completely renovated the property back to brick, working closely with an interior designer to create a modern, cohesive home with thoughtful touches throughout. Off-street parking adds to the practicality of the location and makes coming and going effortless.

Stepping inside, you're greeted by a bright and generously sized ground-floor reception room. Filled with natural light, it feels instantly welcoming and opens directly onto the rear garden perfect for relaxed evenings, entertaining or simply enjoying a quiet moment outdoors. A smartly finished cloakroom completes this level.

Upstairs, the first floor hosts a well designed fitted kitchen and dining area, offering plenty of storage, quality appliances and an easy sociable layout ideal for family life or casual get togethers. Also on this floor is a spacious



Interior Designed Four Bedroom Home



Three Bathrooms & Downstairs Cloakroom



Ample Living Space



Stylish Fitted Kitchen



EPC Rating - C



Easy Access Transport - Moments From Barnes Station



Catchment For Highly Regarded Schools



Prime Location Close To SW15, SW14 & SW13



Walking Distance To Green Open Spaces



Off Street Parking

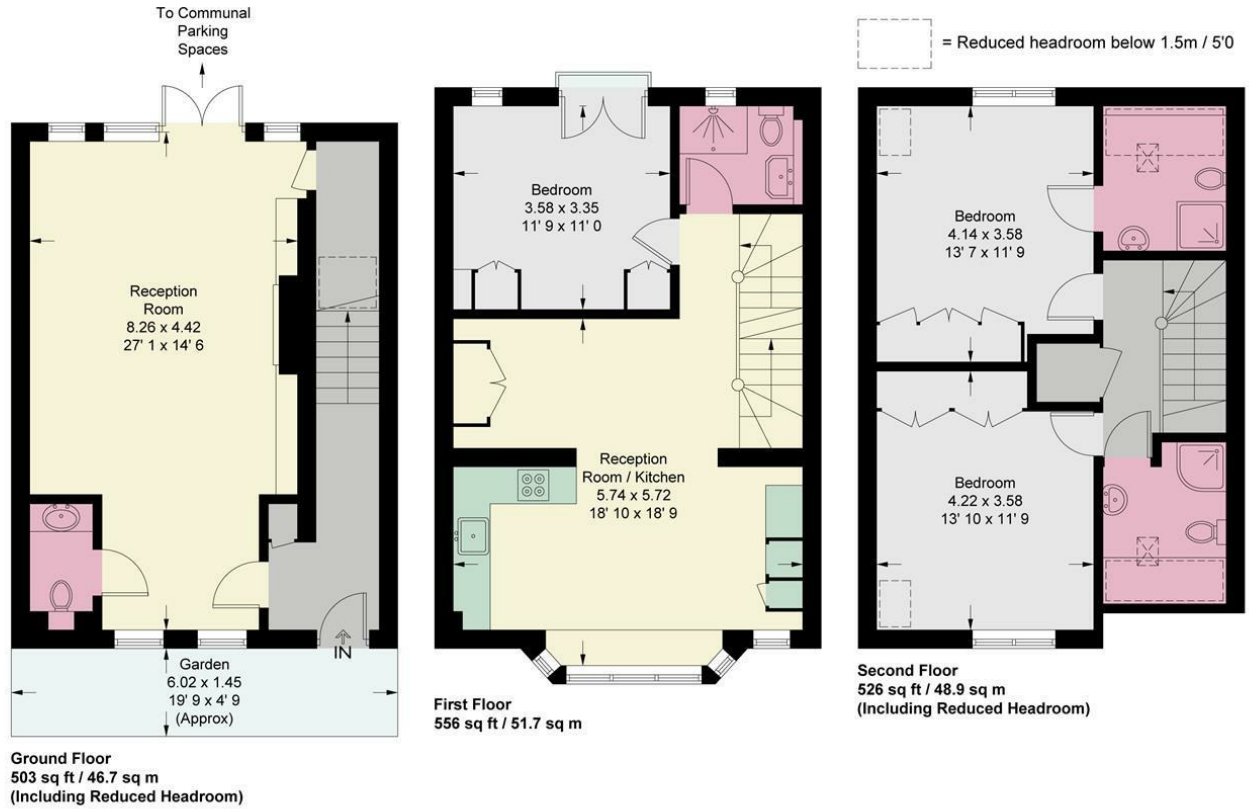


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Upper Richmond Road

Approximate Gross Internal Area = 1585 sq ft / 147.3 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 46 sq ft / 4.3 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 | 80 | 86 |

| 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 | | |

