



**JAMES
ANDERSON**



TO LET

Lower Richmond Road, Putney, SW15

£3,200 Per Month

Per Month

A beautifully presented three bedroom mansion flat, enviably located within the highly regarded Kenilworth Court development just moments from Putney Bridge, the River Thames, and the vibrant heart of Putney.

Situated on the top floor of this prestigious period building, the apartment is rear facing and set well back from the road, offering a peaceful outlook with uninterrupted views across the immaculately maintained communal gardens. Spanning over 1100 sqft, the property provides spacious and flexible accommodation, ideal for modern family living or those seeking generous lateral space in a prime location.

The flat opens to a wide and welcoming hallway that provides an immediate sense of space and elegance. The large reception room enjoys excellent natural light and provides ample space for both living and dining, making it perfect for entertaining or relaxing in comfort. The separate, well-appointed kitchen/breakfast room is of excellent proportions and includes abundant storage and worktop space.



Three Double Bedrooms



Family Bathroom



Large Reception Room



Modern Kitchen / Dining Room



EPC E / Council Tax F / Holding Deposit £738.46



Putney Bridge



Putney High



Unfurnished



Off Street Parking



Deposit £3692.30

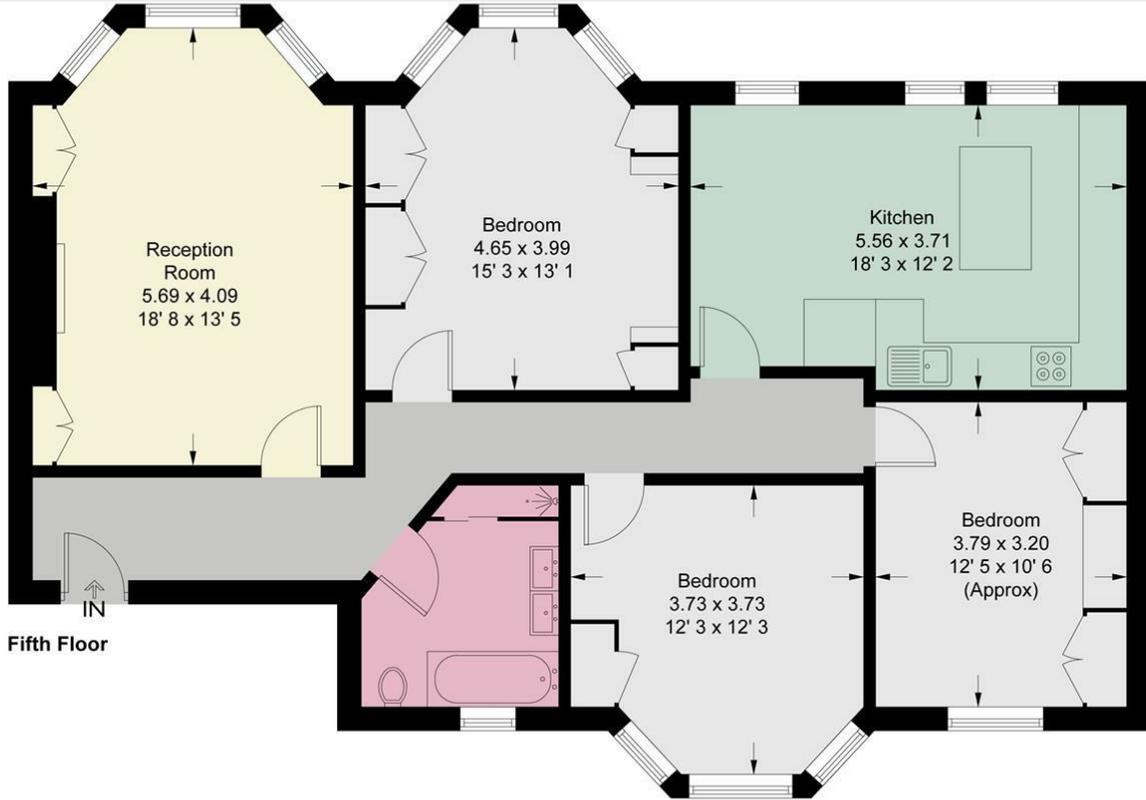


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Kenilworth Court

Approximate Gross Internal Area = 1157 sq ft / 107.5 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	76

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	45

