



**JAMES  
ANDERSON**

Lower Richmond Road  
London SW15  
Guide Price £695,000



## Lower Richmond Road London SW15

A Stunning Two Double Bedroom Split-Level Flat with Private Roof Terrace in Prime West Putney

Set in the heart of vibrant West Putney, this beautifully presented two double bedroom split-level flat offers a stylish and spacious home, thoughtfully arranged over the upper floors of an attractive period building on the sought-after Lower Richmond Road.

Finished to an excellent standard throughout, the property seamlessly blends modern finishes with characterful charm. On the first floor, you'll find two generously sized double bedrooms, both offering ample natural light and comfortable proportions. A large reception room with a striking bay window creates an inviting space for relaxation or entertaining, complemented by elegant flooring and tasteful décor.

The second floor boasts a well-appointed, contemporary kitchen with sleek cabinetry and integrated appliances. This light-filled kitchen provides direct access to a private roof terrace, offering the perfect setting for al fresco dining, summer evenings, or simply unwinding in a peaceful, elevated outdoor space.

Perfectly located, this home benefits from immediate access to the boutique shops, cafes, and amenities of Lower Richmond Road, while Putney's high street and riverside are just a short stroll away. Excellent transport links are close at hand, with Putney Bridge Underground (District Line) and Putney Mainline Station (direct to London Waterloo) both within a 10 minute walk. Numerous local bus routes offer swift access to the West End, City, and beyond.

The scenic River Thames Embankment and expansive green spaces of Putney and Barnes Commons are nearby, adding to the lifestyle appeal of this exceptional property.

Ideal for professionals, couples, or anyone seeking stylish London living with superb connections, this outstanding flat combines comfort, convenience, and contemporary style in one of Southwest London's most desirable neighbourhoods.

Service Charge - £825.47  
Ground Rent - £100  
Council Tax -



















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### Lower Richmond Road

Approximate Gross Internal Area = 797 sq ft / 74.1 sq m  
(Excluding Void)

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice