



**JAMES
ANDERSON**

Lower Richmond Road
Putney SW15
Guide Price £895,000



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Situated in an exclusive gated development from a highly regarded developer, this luxury newly built apartment offers the perfect fusion of contemporary living and industrial inspired design. The spacious open plan layout exudes an effortlessly stylish ambiance, with bespoke features throughout that give this home a unique charm.

Retaining the distinctive raw elegance of a converted warehouse, paired with all the modern conveniences one would expect. Stunning timber aqua panelling enhances the visual appeal of the space, while white stone worktops, paired with sleek stainless steel islands, create a stunning focal point in the designer kitchen. Fully equipped with Siemens appliances and a wine fridge, these kitchens are both beautiful and functional, perfect for culinary enthusiasts and entertainers alike.

Oak flooring flows seamlessly through the apartment, adding warmth and sophistication to the industrial elements. Solid oak doors and bespoke banister railings offer a refined touch, complemented by stairs with oak cladding that make a striking statement.

The bathroom continues the theme of luxury, with solid stone shower trays and bespoke shower doors for the en-suite. Underfloor heating ensures ultimate comfort throughout, and air source heat pumps provide an eco-friendly solution for climate control.

Additional benefits include a share of the freehold and a parking space directly outside, providing peace of mind and convenience in this sought after location moments from Putney Common.

10 year building warranty with Advance Structural Defects Insurance.

Set well back from the road, the flat is within walking distance of Lower Richmond Road's amenities, Putney Common and the River Thames. It offers excellent road, rail and bus links to central London and falls within the catchment for several highly regarded schools.

Tenure - Share of Freehold

















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Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m
(Including Reduced Headroom)
Reduced Headroom = 3 sq ft / 0.3 sq m



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