



**JAMES  
ANDERSON**

Upper Richmond Road  
London SW15  
Guide Price £585,000



## Upper Richmond Road London SW15

This beautifully presented purpose-built flat on Upper Richmond Road, Putney, offers a delightful blend of comfort and convenience, boasting two spacious double bedrooms, two bathrooms, including one with an en-suite, this property is ideal for both professionals, families or investors.

The large south-facing reception room is a standout feature, providing an abundance of natural light and a welcoming atmosphere for relaxation or entertaining guests. The well-appointed kitchen complements the living space, making it perfect for those who enjoy cooking and hosting.

One of the highlights of this flat is the expansive private terrace, which offers a wonderful outdoor space to unwind, enjoy al fresco dining, or simply soak up the sun. This outdoor area is a rare find in London and adds significant value to the property.

This property offers an exceptional 977 year long lease and low running costs making it an ideal choice for both owner-occupiers and investors. Additionally, the absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

East Putney tube station (District Line) is just approx. a 10 minute walk away. Putney Railway Station is also approx. a 5 minute walk, each providing easy access into the City. The property is located perfectly in offering a dense collection of amenities including major supermarkets, several restaurants/cafes, and multiple fitness centres within walking distance.

Leasehold  
977 Years Remaining  
Service charges = £2433 p.a.  
Ground rent = £100 p.a.















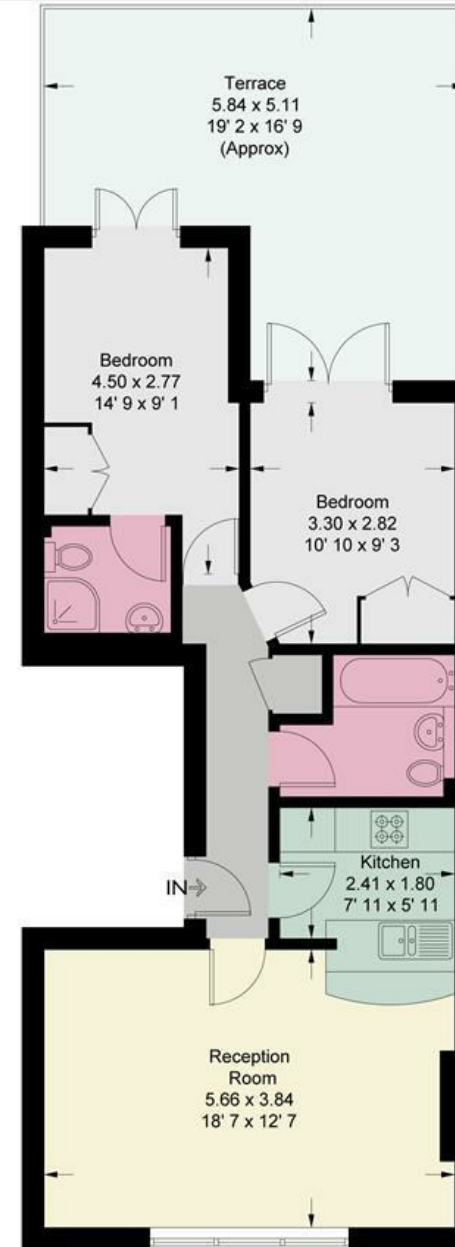


# Upper Richmond Road

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m



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First Floor



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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.





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