



**JAMES
ANDERSON**



FOR SALE

Lower Richmond Road, Putney, SW15

£375,000

Guide Price

Positioned on the top floor on the ever popular Lower Richmond Road, this attractive one bedroom apartment offers bright, well proportioned accommodation in the heart of West Putney.

The property features a spacious reception room, flooded with natural light and offering ample space for both relaxing and dining. Its elevated position provides a pleasant sense of privacy, making it an ideal room for entertaining or unwinding at the end of the day. The fitted kitchen is thoughtfully arranged with a range of units and worktop space, providing everything needed for day to day cooking and storage.

The double bedroom is generously sized and benefits from excellent natural light, comfortably accommodating a double bed along with additional furniture. The apartment is completed by a modern three piece bathroom suite, finished in a neutral style and comprising a bath with shower, wash basin and WC.



One Double Bedroom



One Modern Bathroom



Large Reception Room



Separate Modern Kitchen



Leasehold - Council Tax Band C - EPC Rating C



Beautifully Presented Throughout



Close to River Thames



Spacious Top Floor Apartment



Excellent Transport Links



No Onward Chain



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

020 8788 6611

Lower Richmond Road

Approximate Gross Internal Area = 659 sq ft / 61.2 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 48 sq ft / 4.5 sq m



= Reduced headroom below 1.5m / 5'0



Second Floor

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	

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	

