



**JAMES
ANDERSON**



FOR SALE

£525,000

Upper Richmond Road, London, SW15

Guide Price

This charming two-bedroom flat in the highly sort after Art Deco development on Upper Richmond Road, Putney, offers a delightful blend of comfort and convenience. Spanning an impressive 638 square feet, the property features a spacious reception room that provides an inviting space for relaxation and entertainment. The separate kitchen is well-appointed, making it ideal for those who enjoy cooking and hosting.

Both bedrooms are generously sized, ensuring ample space for rest and personal belongings. The flat also boasts a well-designed, modern bathroom, catering to all your daily needs. One of the standout features of this property is the private south-facing balcony, perfect for enjoying the sunshine and fresh air.

Highly unique assets include a recently extended long lease ensuring financial security, an additional downstairs storage unit ideal for bulky gear, and an easily transferable front parking spot, which is a premium rarity for London.

Ormonde Court is incredibly well kept with immaculate gardens, secure and also benefits from a porter, as well as lift access. Nearby amenities include an extensive range of local shops and cafés along with a traditional butcher and delicatessen. Transport links are great, offering direct access to the city (15 minutes to Waterloo from Putney Station or via East Putney District Line), and the centres of Barnes, Richmond and Wimbledon are all easily accessible. There is an abundance of green space nearby, with Richmond Park and Putney Heath within easy reach, while Putney and Barnes embankments offer lovely walks along the Thames.



Two Good Sized Bedrooms



One Modern Bathroom



Large Reception Room & Separate Kitchen



South Facing Private Balcony



Council Tax Band D - EPC Rating C - Leasehold



Stunning Communal Gardens



Lift Access



Beautifully Presented Throughout



Attractive Building



Excellent Transport Links

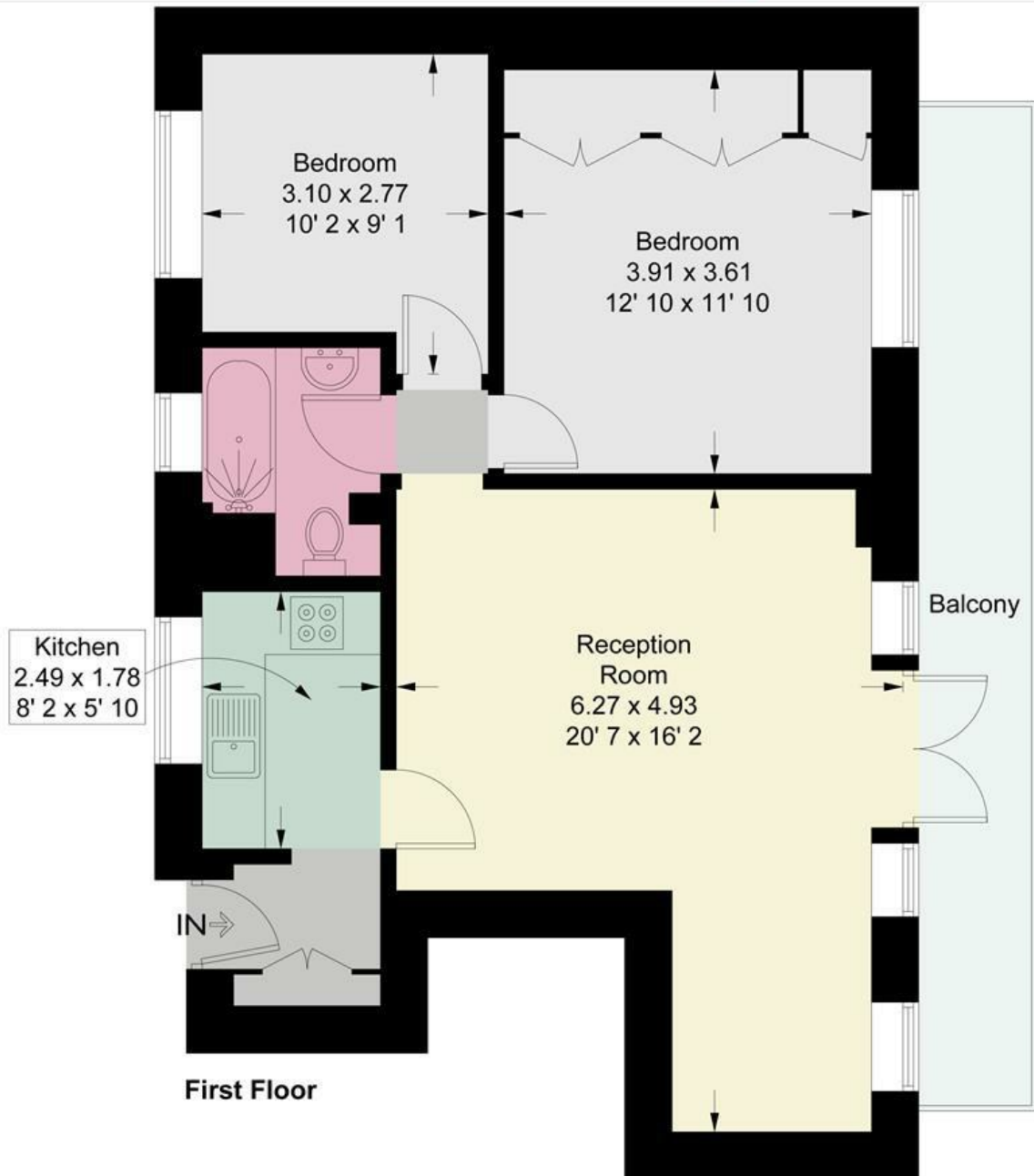


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 638 sq ft / 59.2 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	

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	

