



JAMES  
ANDERSON



## FOR SALE

**£500,000**

Upper Richmond Road, London, SW15

A beautifully presented 747sq ft two bedroom third floor flat located within a popular Art Deco building on Upper Richmond Road, Putney. This charming property is a stunning example with many original features, excellent entertaining space, garage, two double bedrooms with a modern kitchen and bathroom. The property will be sold chain free with a share of the freehold. Additional benefits, communal garden residents lift, basement for bike storage and off street parking.

In close proximity to Wellwood Court are local shops, cafes and a swimming pool/fitness. The Upper Richmond Road is well served by buses and East Putney tube station is around four stops away.

Share of Freehold.

Service charge: £2500/annul

Ground charge: peppercorn.

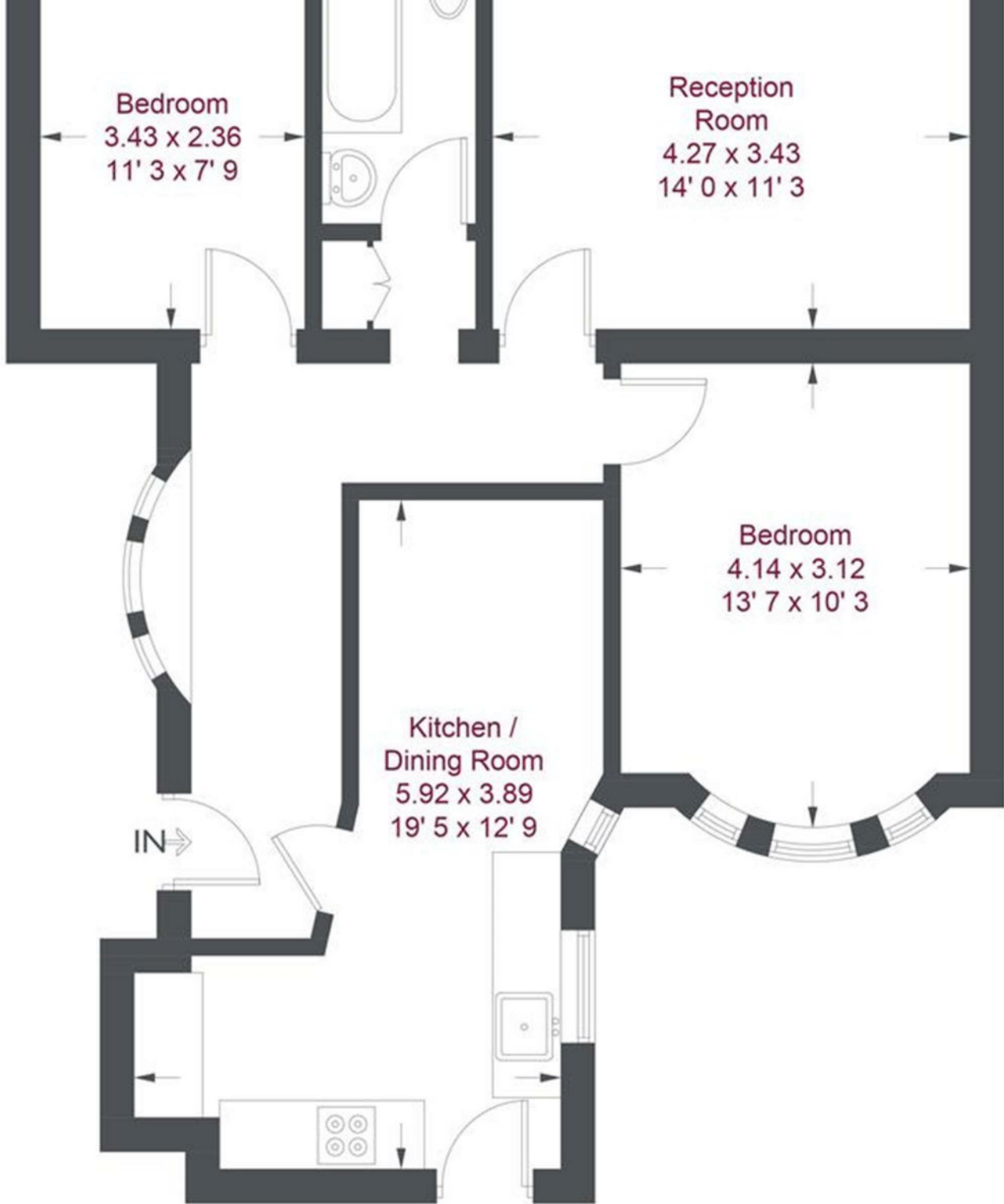
EPC rating D.

Council tax band D



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

020 8788 6611



Third Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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