



**JAMES
ANDERSON**













FOR SALE

£495,000

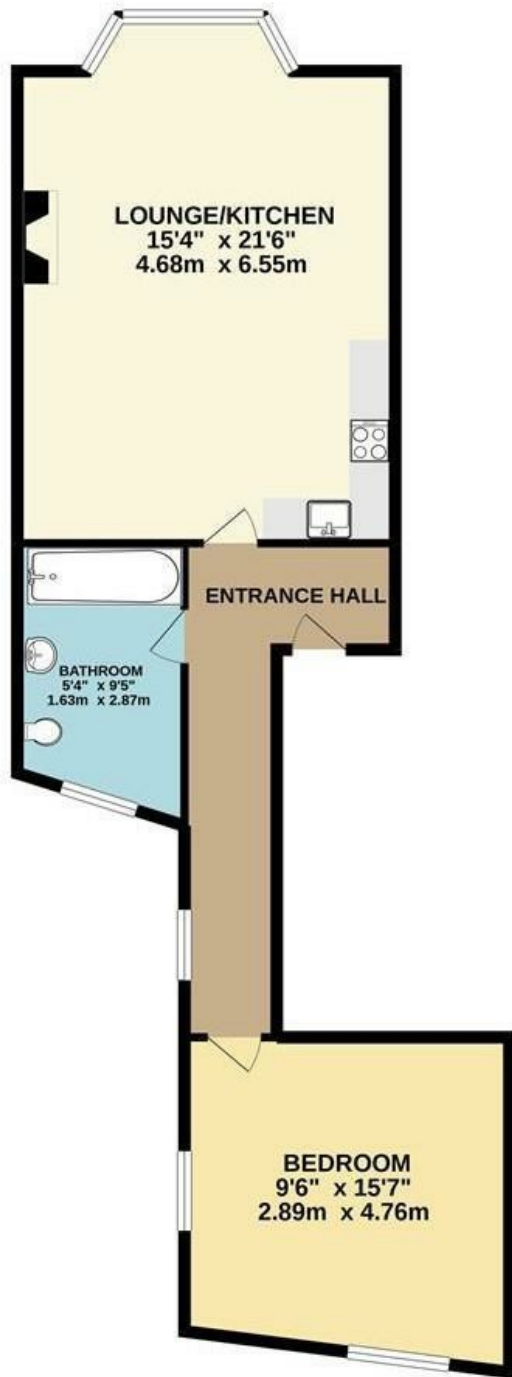
Upper Richmond Road, London, SW15

A stunning and incredibly spacious 581 Sq ft first floor apartment set within an imposing Victorian building on the Upper Richmond Road. Boasting a beautiful, airy open plan kitchen/living room with high ceilings, large bay window, engineered wood flooring, gas fire, ideal for entertaining with space to also work from home comfortably. The hallway leads to a Duravit bathroom suite followed by an equally spacious double bedroom. There is also a well maintained communal garden for residents.

Presented in immaculate condition this is a perfect first time purchase, located in the heart of Putney and is within a few minutes' walk of both Putney mainline and East Putney underground stations. Many shops and restaurants are found on the Putney High Street which is a stone's throw away.

-  One Large Bedroom
-  Modern Bathroom
-  Fantastic Open Plan Kitchen/Living Room
-  Fully Equipped Kitchen
-  EPC Rating - C
-  Two Minutes From Putney Stations
-  Outstanding Local Educational Opportunities
-  Prime Central Putney Location
-  Immaculate Condition Throughout
-  581 Sq Ft, Ideal First Time Purchase





TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

