



**JAMES
ANDERSON**



FOR SALE

£585,000

Upper Richmond Road, London, SW15

A beautifully presented 1086 Sq Ft, three bedroom, two bathroom apartment in this striking Art Deco purpose built block with a private south facing terrace, residents parking, lifts and a porter service. The accommodation, which is on the fifth floor, comprises a light and spacious reception room with space to dine, separate modern kitchen with a range of units and a stunning shower room. The property also benefits from a 900+ year lease and a share of the freehold. Belvedere is a highly regarded Art Deco Building in Putney, extremely popular with first-time buyers and investors, and only an eight-minute walk to Putney High Street and Barnes mainline stations.

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



Three Bedrooms



Two Bathrooms (One-En-Suite)



Light and Spacious Reception Room



Modern Fitted Kitchen



EPC Rating - D



Excellent Transport Links



Outstanding Local Schools



Popular Location, Amazing Views

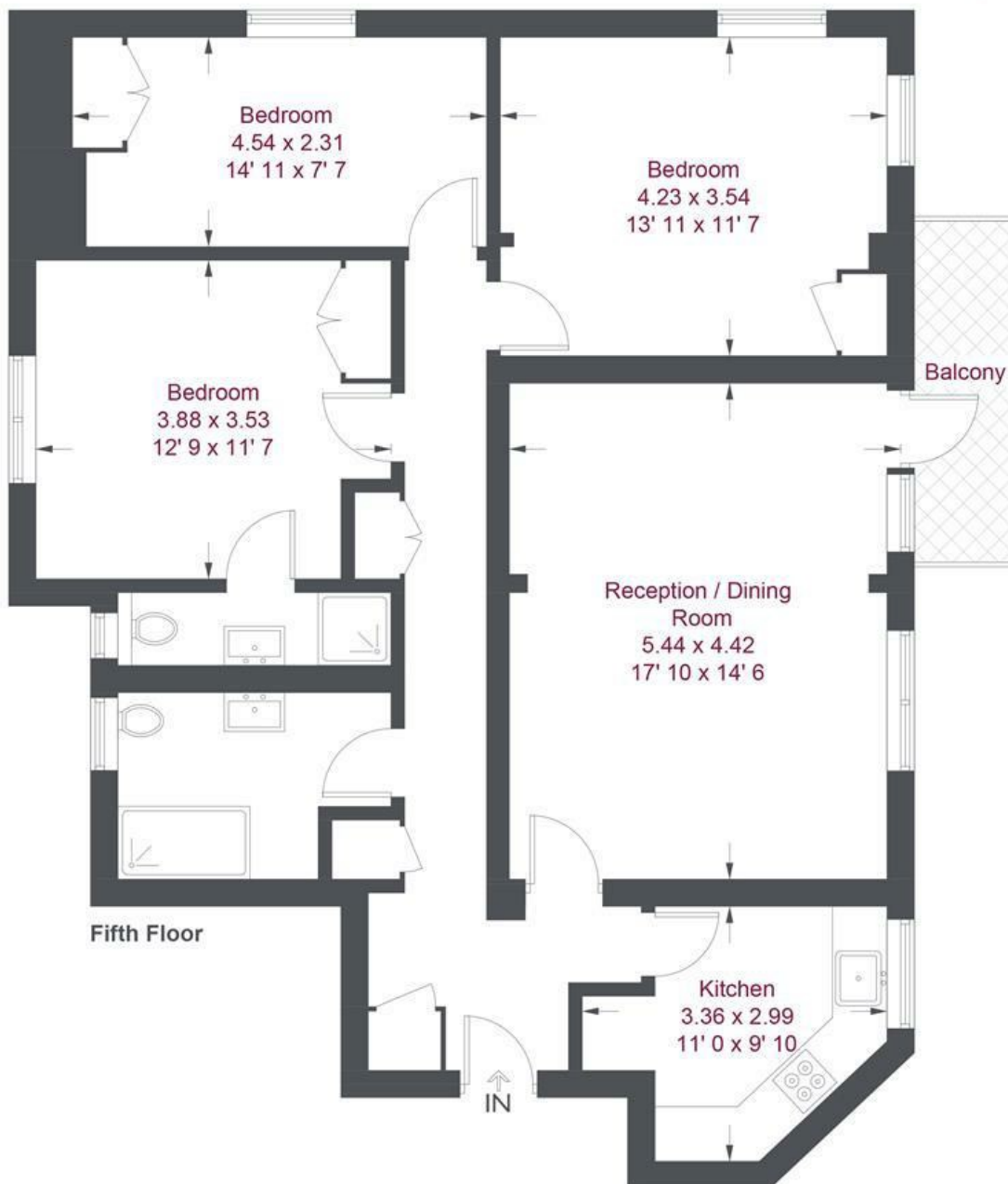


Over 1000 sq ft, Private Terrace



Share of Freehold, Lift and Porter





Belvedere Court

Approximate Gross Internal Area = 1082 sq ft / 100.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(69-80) C			
(55-68) D			
(39-54) E			
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