



**JAMES  
ANDERSON**



## FOR SALE

**£385,000**

Upper Richmond Road, Putney, SW15

This spacious 529 sq ft lower ground floor studio apartment is located in central Putney with a private garden.

The property boasts a bright and airy open-plan kitchen/reception room with high ceilings and bi-folding doors. The kitchen is fully equipped with fitted appliances and the bathroom is beautifully finished. A great open plan space, ideal to entertain and easy to work from home. A particular feature is the garden, very well landscaped and presented in excellent condition. An ideal first time buy.

Situated for access to all the shops, restaurants and transport facilities of Central Putney. East Putney underground station (District Line) is only a very short walk away, and Putney mainline station, with direct access into Waterloo, is also within walking distance. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.



Studio



Beautiful Bathroom



Huge Reception Room, High Ceilings



Fully Equipped Modern Kitchen



EPC Rating - C



Central Putney



Outstanding Local Schools



Stunning Landscaped Garden



Ideal First Time Purchase

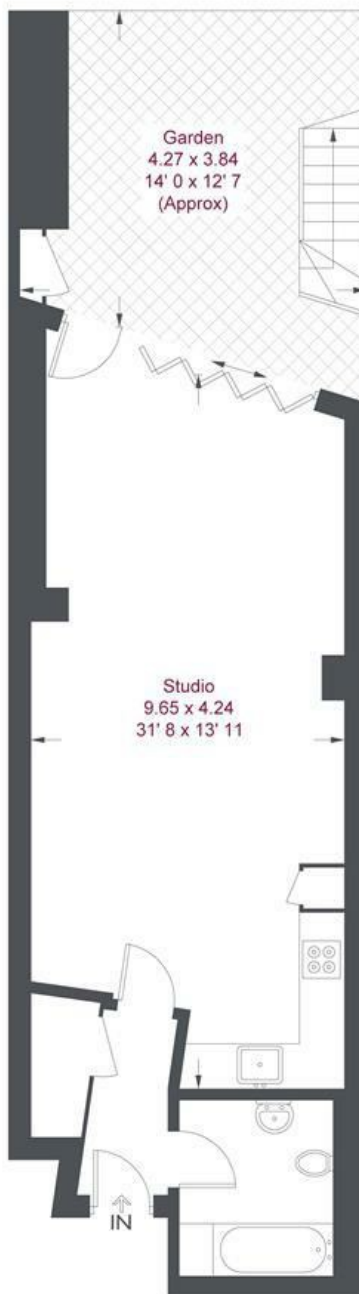


529 Sq Ft. 2.9M Ceiling Height



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

020 8788 6611



Lower Ground Floor

## Upper Richmond Road

Approximate Gross Internal Area = 529 sq ft / 49.2 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) <b>A</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	<b>80</b>	<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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