



**JAMES
ANDERSON**



FOR SALE

£570,000

Pear Tree Court, Upper Richmond Road, London, SW15






Offers In Excess Of






A beautifully presented two bedroom garden flat located on Upper Richmond, Putney. This light and spacious property is located on the ground floor and presented in outstanding condition throughout.

The accommodation comprises, private entrance, hallway, two double bedrooms with ample storage space, the master bedroom also features a walk in wardrobe. The kitchen/breakfast room is fully fitted with modern stylish units, this leads to the living room with a dual aspect leading to a private garden.

The location is ideal, close proximity to from Putney High Street, Riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road and Putney train station with a selection of bus links immediately available into town. An early viewing is highly recommended.

Leasehold
175 years remain
Service charge - £600 PA
Ground rent - Peppercorn
EPC rating D

-  Two Double Bedrooms
-  Modern Bathroom
-  Spacious Living Room
-  Modern Fully Equipped Kitchen
-  EPC Rating - D

-  Excellent Transport Links
-  Outstanding Schools Close By
-  Desirable Location, 782 Sq Ft
-  Private Entrance and Garden
-  Immaculate Condition Throughout



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

0208 785 4400

Pear Tree Court

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 782 sq ft / 72.7 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

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			
		63	73
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			
		60	73
England & Wales	EU Directive 2002/91/EC		

