



JAMES
ANDERSON

Lower Richmond Road
London SW15
Guide Price £575,000



Lower Richmond Road London SW15

Offering a variety of period features, a private garden, a courtyard, a cellar and the freehold this end of terrace two bedroom apartment is sure to please while being located only moments from green open spaces, the river Thames, transport and highly regarded schools.

As you step through the front door you are immediately greeted by a spacious reception room with high ceilings and cornicing perfectly suited for entertaining which flows straight towards the overly spacious kitchen/dining area with fitted units.

In the hallway, steps lead down to the cellar with offers plenty of storage while providing added potential to extend (STPP).

Moving on to the rear there is a three piece bathroom suite and two bedrooms with direct access to a side courtyard which can fit a table and chairs and absorbs the evening sun.

At the front, you have a spacious south facing private garden which has been carefully maintained by the existing owners while the home is also to be sold with the entire freehold which is incredibly rare.

Superbly situated on the Lower Richmond Road in prime West Putney, a stone throw from the River Thames and Putney Embankment. There are restaurants, coffee shops, bars, supermarkets, local shops and Putney Bridge Underground Station is within 10 minutes' walk, as is the Putney Mainline station. The 22 bus (Kings Road, Knightsbridge and Piccadilly Circus) stops outside the entrance, plus a host of other bus routes are available nearby. The River Taxi from Putney Pier to the City is only a short walk from this gorgeous home.

Council Tax Band - D
Freehold
EPC - Due Shortly













what we love

We bought this home because it ticked every box for us: End of terrace, freehold, good transport links (22 busroute in particular for our needs) option to extend in the cellar (as neighbour next door but one has full basement), and cellar storage has proven invaluable! south facing sunny garden, rear patio that gets the evening sun and is scarcely overlooked, high ceilings, open plan living area, close to the common and good schools nearby.

We have loved living here where we have grown our family for the past ten years. We have enjoyed the common, short walks to Barnes village and the connectivity to central London. The property itself has beautiful period details which we like. We have greatly enjoyed the sunny garden with a pink blossom tree flowering every spring and the school catchment area has also worked brilliantly for us. !!'

The Current Owners





Lower Richmond Road

Approximate Gross Internal Area = 687 sq ft / 63.8 sq m



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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.





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