



JAMES  
ANDERSON



## FOR SALE

Lower Richmond Road, Putney, SW15

**£695,000**

Guide Price

Located within a sought-after Edwardian mansion development right next to the River Thames is this superbly versatile apartment offering circa 850 square foot of space in the heart of Putney.

The light and spacious apartment is situated on the third floor of the ever desirable Kenilworth Court and comprises two double bedrooms, large reception suited for entertaining, kitchen with space to dine and a family bathroom suite. There is a spacious hallway and the property is presented in great condition.

Additional benefits include secure gated entry with porter service, secure off-street allocated parking and well maintained manicured communal gardens. These gardens are truly stunning and consist of two large lawns and well-tended flower beds offering a quiet space to relax.

Kenilworth Court is superbly situated on the Lower Richmond Road. Close to excellent restaurants, bars, supermarkets and local shops. Putney Bridge Underground Station is within five 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 lovely apartment.



Two Double Bedrooms



Bathroom Suite



Spacious Reception Room



Newly Fitted Kitchen



EPC Rating - C



Moments From Train Stations & Bus Routes



Catchment For Highly Regarded Schools



Prime Putney Location Close To River Thames



Close To Green Open Spaces



Short Stroll From Putney High Street

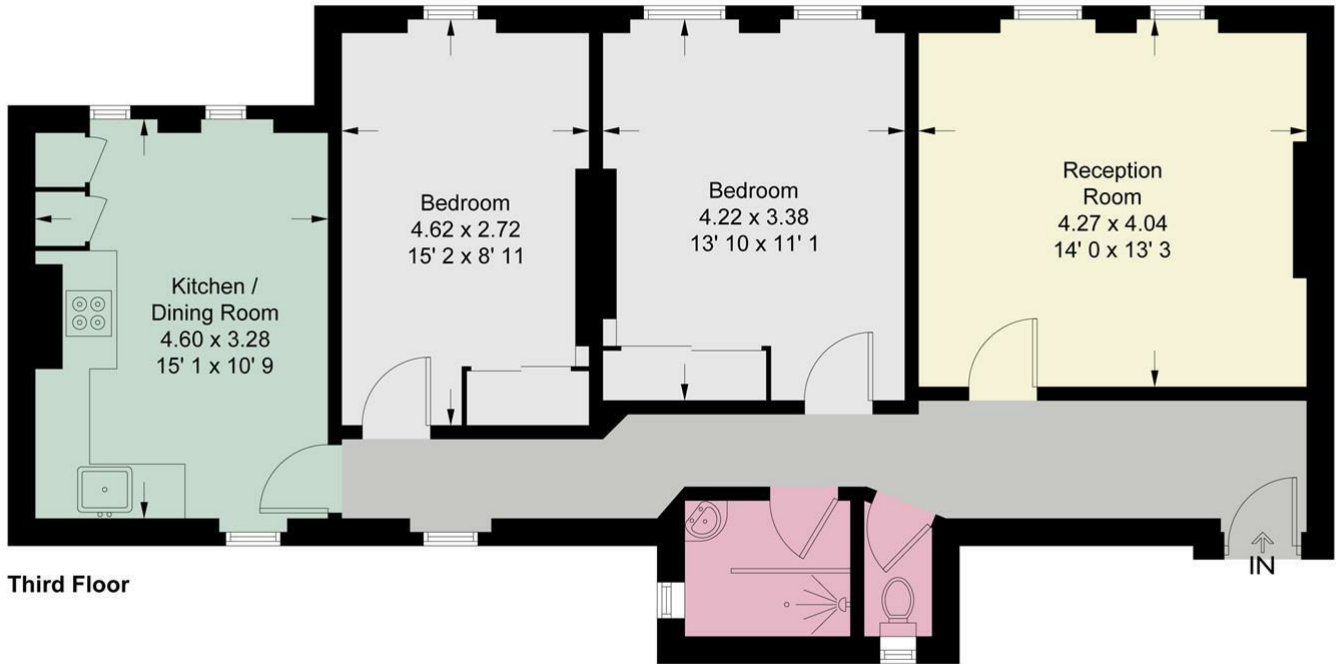


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Kenilworth Court

Approximate Gross Internal Area = 847 sq ft / 78.7 sq m



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

