



**JAMES
ANDERSON**



FOR SALE

£825,000

Lower Richmond Road, Putney, SW15

Guide Price

This stunning two double bedroom garden flat has been finished to an exceptional standard while providing ample split level living and is located only moments from green open spaces, transport links, highly regarded schools, shops and the river Thames.

Featuring a beautiful layout with high ceilings and quality fixtures and fittings, both bedrooms have fitted wardrobes, a stylish bathroom, a high specification fully equipped kitchen with space to dine and sliding glazed doors lead to a private courtyard garden.

On the lower ground floor there is a large living room suited for entertaining with lots of storage space and desk space to work from home.

This stunning property offers a share of the freehold and is certainly one not to be missed!

Located on the Lower Richmond Road where there are a number of lovely restaurants and bars, outstanding schools, and very close to both Putney Common and the River Thames. Putney Bridge underground station is within



Two Bedrooms, Fitted Wardrobes



Stunning Bathroom



27 Ft Reception Room



Beautiful Kitchen/Diner



EPC Rating - C



Excellent Transport Links



Outstanding Local Schools



Very Popular West Putney Location



Share of Freehold, 888 Sq Ft



Pretty Courtyard Garden, Newly Renovated



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

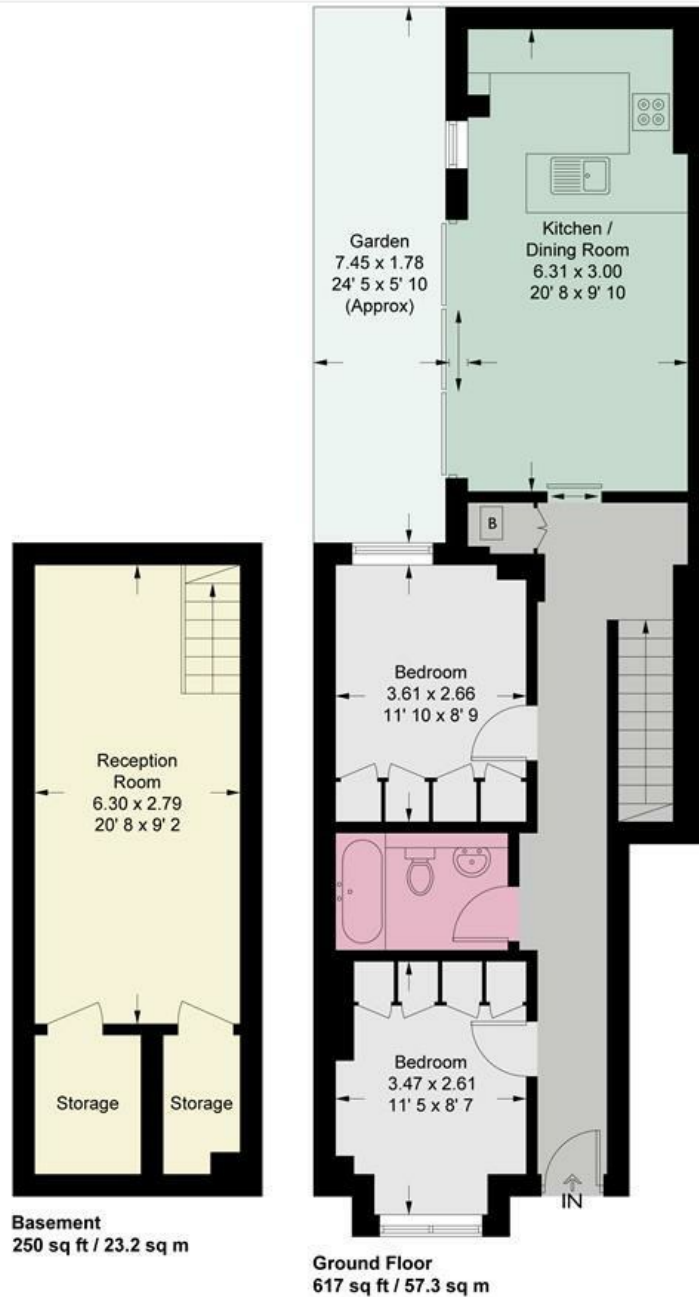
020 8788 6611

Lower Richmond Road

Approximate Gross Internal Area = 867 sq ft / 80.5 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

