



**JAMES  
ANDERSON**



# FOR SALE

**£850,000**

## Upper Richmond Road, London, SW15

A beautifully renovated two bedroom, two bathroom freehold house measuring 1596 Sq Ft with a double garage located on the borders of Putney and Barnes Village.

Presented in immaculate condition, this modern freehold house is arranged over three floors and would make an ideal home for a professional couple or young family. The property benefits from tonnes of natural light, open plan living and superb proportions. The ground floor comprises an entrance hall, study and internal door to the garage. Upstairs on the first floor is a W.C., a stunning open plan living space with a high specification modern kitchen, complete with integrated appliances and quality cabinetry. This room itself measures just under 30 ft with ample space to entertain and work from home if required; a truly beautiful room complete with a feature bay window, window seating and plantation shutters.

On the second floor there is a bathroom, two double bedrooms, both with fitted wardrobes and the main bedroom features a recently replaced en-suite shower room which has been beautifully finished by the current owner.

Additional features are as follows, new combination boiler, acoustic front windows, secure gated access and a steel rated electric garage door. The development backs onto Barnes Common, so it is incredibly private and green. The property is situated on the edge of Barnes village just 0.2 miles from Barnes mainline station with National Rail links to Clapham Junction, Waterloo and Barnes High Street. It is also convenient for shops and restaurants on Upper Richmond Road, the green open spaces of Barnes Common, Putney Common, Richmond Park, the Roehampton Club & Golf course and the Bank of England Sports Club.



Two Double Bedrooms



Two Bathrooms, Beautiful En-Suite Shower Room



Open Plan Living



Stunning Kitchen, Integrated Appliances and Quality Cabinetry.



EPC Rating C - Council Tax Band G - Freehold



Two Minutes Walk to Barnes Overground Station



Highly regarded Schools Close By



Integral Double Garage



High Specification Throughout



1596 Sq Ft



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

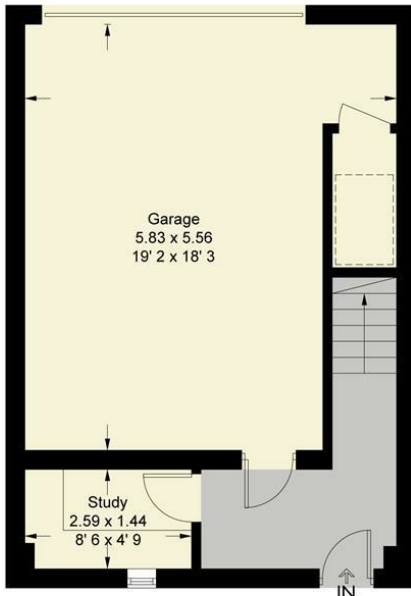
**0208 785 4400**

# Upper Richmond Road

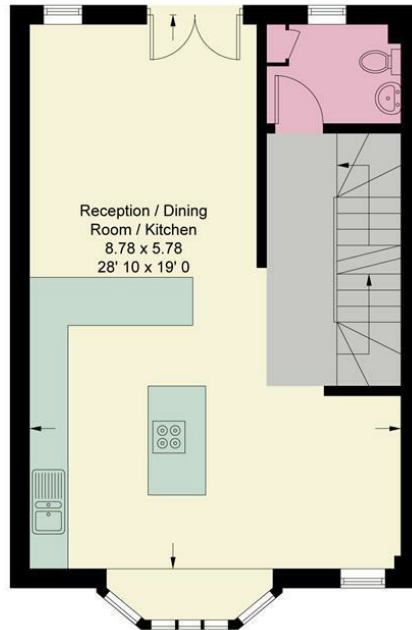
Approximate Gross Internal Area = 1530 sq ft / 142.1 sq m  
 (Excluding Reduced Headroom / Including Garage)  
 Reduced Headroom = 66 sq ft / 6.1 sq m  
 Total = 1596 sq ft / 148.2 sq m



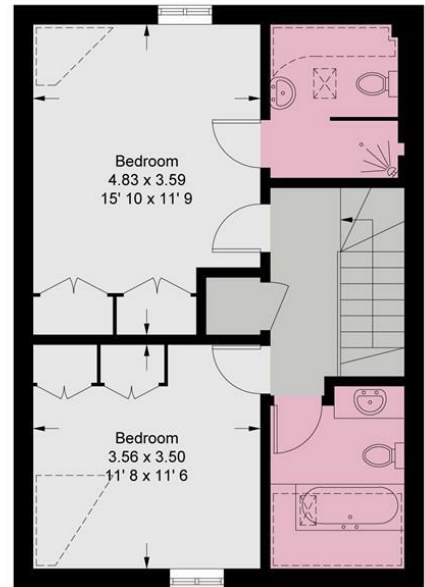
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 532 sq ft / 49.4 sq m  
 (Including Reduced Headroom / Garage)



**First Floor**  
 533 sq ft / 49.5 sq m



**Second Floor**  
 531 sq ft / 49.3 sq m  
 (Including Reduced Headroom)

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	

