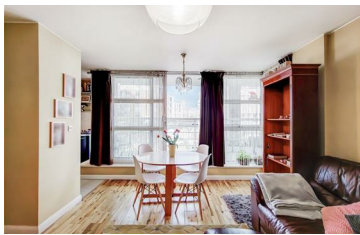




**JAMES
ANDERSON**



FOR SALE

£630,000











Upper Richmond Road, London, SW15

A bright and well-presented two bedroom, two bathroom apartment located within the highly desirable Swish Building. The apartment is located on the third floor with a private balcony, concierge, a large communal roof terrace with amazing views of London.

The property further benefits from two double bedrooms both with fitted wardrobes, master en-suite shower room and family bathroom. The property includes underground parking space and access to common bike storage.

Hyper optic 1GB internet available in this building. This property would eminently suit a young professional looking for easy access to the City. The building is a 1 minute walk from East Putney tube station and is close to local gyms, shopping facilities, as well as the bars and restaurants of Putney High Street.

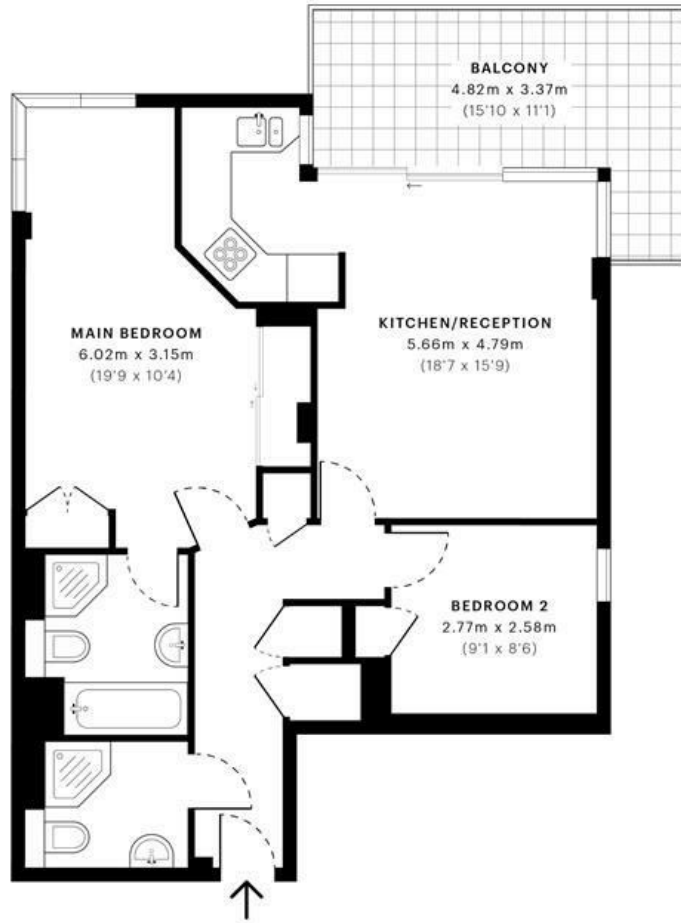
EPC Rating C
Leasehold 104 years remain
Service charge £5600 PA
Ground rent £200 PA

-  Two bedrooms
-  Leasehold - council tax band D - EPC rating C
-  Two bathrooms
-  737 Sq Ft
-  Open Plan living
-  Underground designated parking space
-  Modern Kitchen
-  Private balcony
-  Next to Putney Underground Station
-  No chain



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

0208 785 4400



- Ground Floor

GROSS INTERNAL AREA (GIA)
The floor area of the property
68.54 sqm / 737.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.90 sqm / 687.81 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
10.20 sqm / 109.79 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.70 sqm / 857.88 sqft
IPMS 3C RESIDENTIAL 75.88 sqm / 816.77 sqft

SPRC ID: 6065184cc955530dba48c4ac

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			
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			
England & Wales		EU Directive 2002/91/EC	

