



**JAMES
ANDERSON**



FOR SALE

£450,000

Upper Richmond Road, London, SW15

A well presented one bedroom raised ground floor flat with a designated parking space, garage and well maintained communal gardens. This highly desirable flat forms part of a stunning detached Victorian villa with high ceilings, tonnes of natural light and a beautiful bay window.

The property measures 485 Sq ft with excellent proportions and comprises a living room, separate modern kitchen and bathroom and a large double bedroom with fitted wardrobes.

The main house is set back from the road and has very well appointed communal parts and well maintained grounds for residents. The garage is located at the back of the plot with a designated parking space at the front. An ideal first time purchase.

Conveniently located within walking distance of the High Street, where there are excellent local shops and Putney Station (mainline) is 0.4 miles away. East Putney underground station (District line) is a little further along the Upper Richmond Road and is 0.7 miles away. There are excellent schools, both state and private close by.



One Large Bedroom



Modern Bathroom



Separate Living Room, Large Bay Window



Modern Fitted Kitchen



Garage



Off Street Parking



Well Maintained Communal Gardens



Share of Freehold



Ideal First Time Purchase



Raised Ground Floor



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

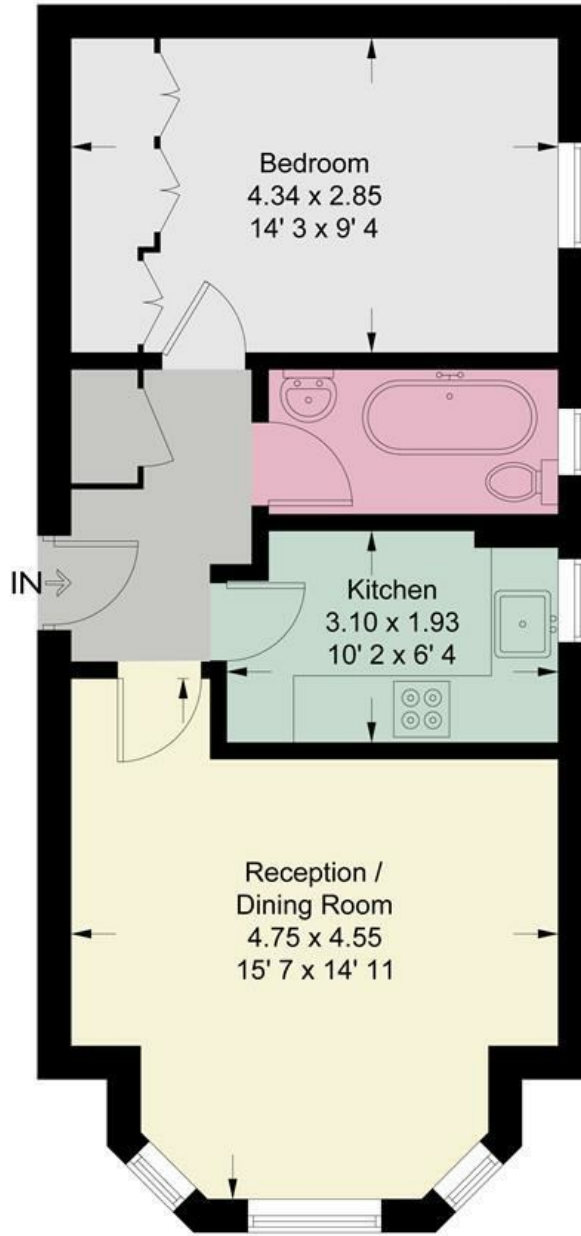
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 485 sq ft / 45.1 sq m



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Raised Ground Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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