



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, London, SW15

**£1,800 Per Month**

Per Month

Welcome to this charming property located on Upper Richmond Road in London. This delightful flat conversion, built in 1890, offers a perfect blend of historical charm and modern convenience.

As you step into the property, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom provides a peaceful retreat, perfect for a good night's sleep. The bathroom offers both functionality and style, ensuring your daily routines are a breeze.

One of the standout features of this property is the off-street parking, a rare find in London, providing you with convenience and peace of mind. Additionally, the communal garden offers a tranquil outdoor space where you can unwind and enjoy some fresh air without having to leave the comfort of your home.



Large Double Bedroom



One Bathroom



Large Reception Dining Room



Kitchen



EPC D / Council Tax D / Holding Deposit £415.38



Barnes Train Station



Putney High



Off Street Parking



Communal Garden



Minimum Term 12 Months / Deposit £2076.92

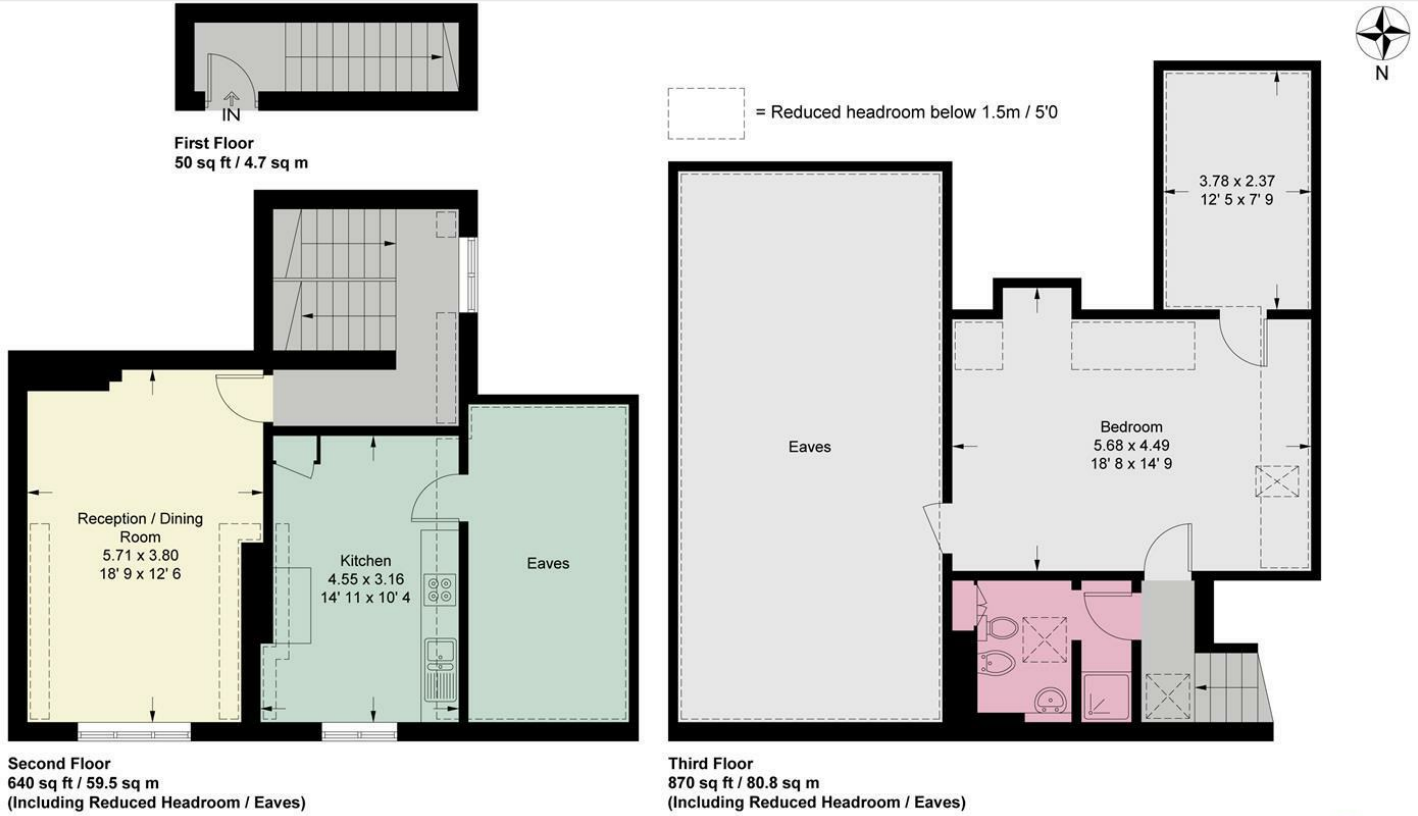


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Upper Richmond Road

Approximate Gross Internal Area = 842 sq ft / 78.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 718 sq ft / 66.7 sq m  
 Total = 1560 sq ft / 145 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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