



JAMES  
ANDERSON



## FOR SALE

Lower Richmond Road, Putney, SW15

**£575,000**

Guide Price

Providing split level accommodation, character features and outside space this lovely period apartment is situated in a highly regarded West Putney location moments from the river Thames.

The ground floor offers a spacious hallway, dining area, W.C, living room, fitted kitchen, and ample storage throughout while upstairs provides two bedrooms and a three piece bathroom suite.

Outside is a low maintenance private rear garden with both side and rear access providing the perfect setting to entertain in style.

The property can be accessed from Gladwyn Road which is just off the Lower Richmond Road where there are a number of lovely restaurants and bars. It is close to Putney Common while Putney Bridge Underground Station is within walking distance, as is Putney mainline Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

Tenure - Leasehold - 88 years remain



Two Double Bedrooms



Bathroom Suite



Spacious Living Space



Fitted Kitchen



EPC Rating - E



Excellent Transport Links



Outstanding Schools Nearby



Central West Putney Moments From The River



Own Front Door



Private Garden With Side & Rear Access

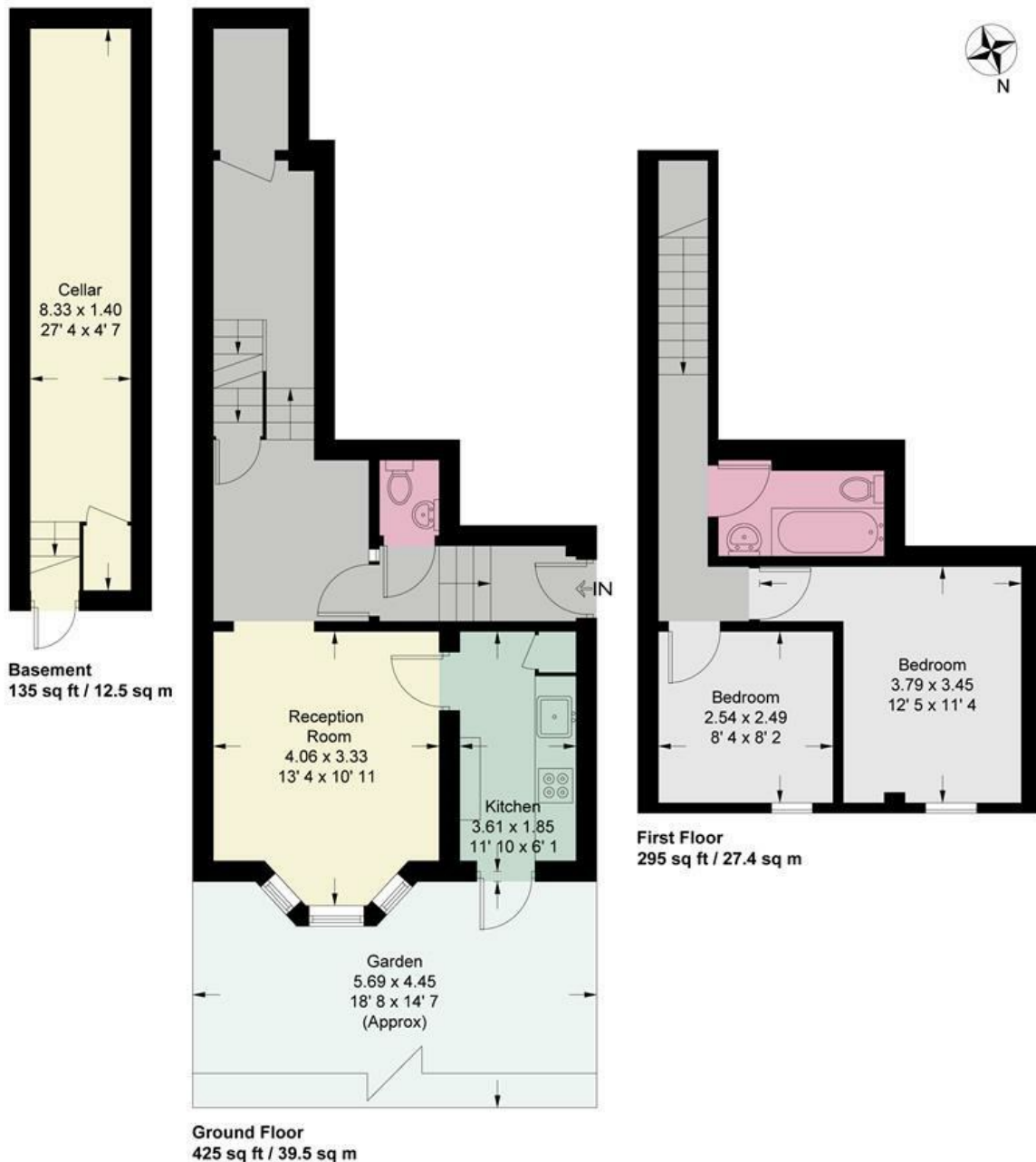


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# Lower Richmond Road

Approximate Gross Internal Area = 855 sq ft / 79.4 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>		54	67
(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>			
(39-54) <b>E</b>		48	64
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	