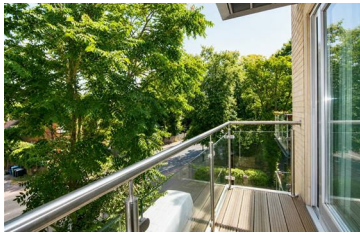




JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

£515,000

Guide Price

Situated on the desirable Upper Richmond Road, this beautifully appointed two-bedroom, two-bathroom apartment offers stylish and contemporary living accommodation within one of Putney's most sought-after locations. Featuring a generous open-plan reception room and kitchen, this impressive home provides a fantastic combination of modern design, comfort and convenience, making it ideal for first-time buyers, professionals, downsizers and investors.

The property opens into a welcoming entrance hall, leading to a spacious open-plan living area designed for modern lifestyles. The reception room provides an excellent space for both relaxing and entertaining, while the sleek fitted kitchen is equipped with integrated appliances, ample storage and quality finishes, creating a stylish and practical centrepiece of the home.

The apartment comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary en suite shower room. A separate modern bathroom serves the second bedroom and completes the accommodation, offering an ideal layout for guests, sharers or those requiring additional flexibility.

Positioned in a highly convenient location, the property is within easy reach of Putney High Street, where residents can enjoy a wide range of shops, cafés, restaurants and local amenities. The nearby green spaces of Putney Heath, Wandsworth Park and Richmond Park provide excellent opportunities for walking, exercise and outdoor leisure.

The area is also well served by a number of highly regarded schools and benefits from excellent transport links, including Barnes Mainline Station with direct services to London Waterloo, nearby Putney Mainline Station, and numerous bus routes, providing convenient access across London.

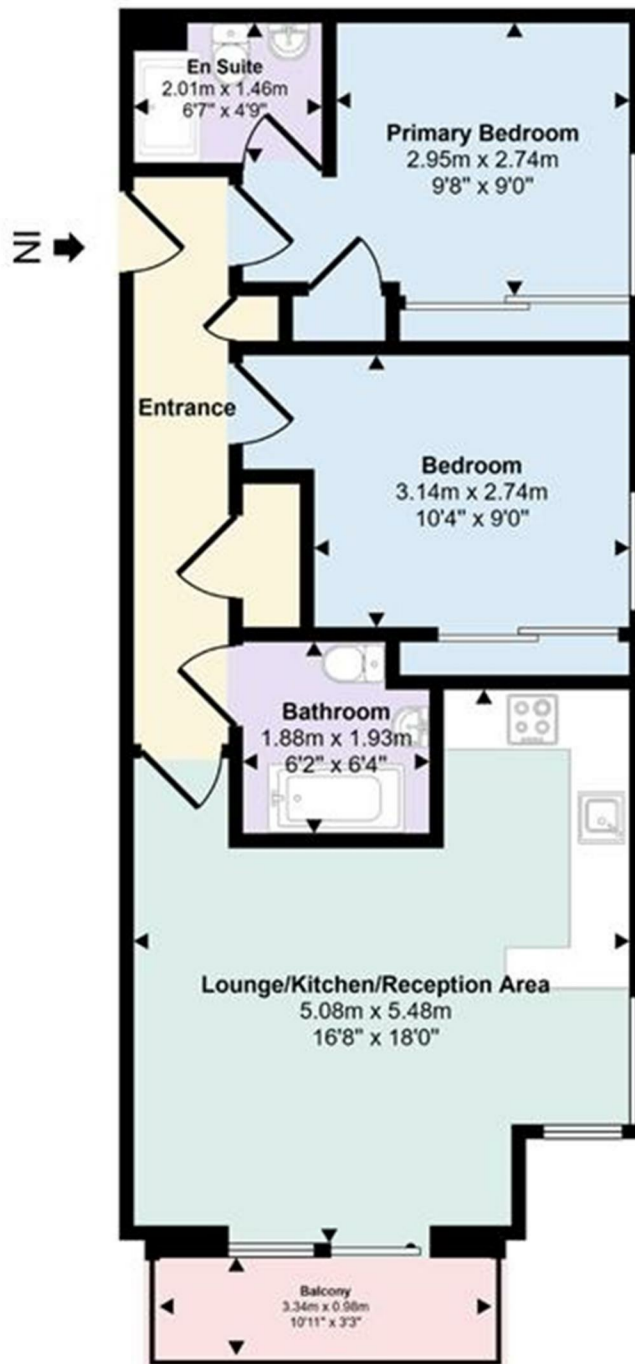
Tenure - Leasehold - 106 Years Remain
Service Charge - £1,570.53 (every 6 months)
Ground Rent - £350 P/A
EPC Rating - TBC
Council Tax Band - E



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

020 8788 6611

Approx Gross Internal Area
61 sq m / 653 sq ft



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			
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