



JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

£515,000

Guide Price

Situated on the ever-popular Upper Richmond Road, this beautifully presented two-bedroom, two-bathroom apartment offers bright and well-proportioned accommodation, finished to a high standard throughout. Boasting a spacious open-plan reception room and kitchen, the property is perfectly suited to first-time buyers, professionals, downsizers and investors seeking a home in one of Putney's most desirable locations.

The property is accessed via a welcoming entrance hall, leading through to an impressive open-plan reception room and contemporary kitchen. Designed with modern living in mind, this generous space provides an ideal setting for both relaxing and entertaining, with ample room for dining and everyday living. The stylish kitchen is fitted with a range of integrated appliances, plentiful worktop space and excellent storage.

There are two well-proportioned double bedrooms, including a principal bedroom benefitting from an en suite shower room. The second bedroom is served by a modern family bathroom, making the layout ideal for guests, sharers or those working from home.

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.

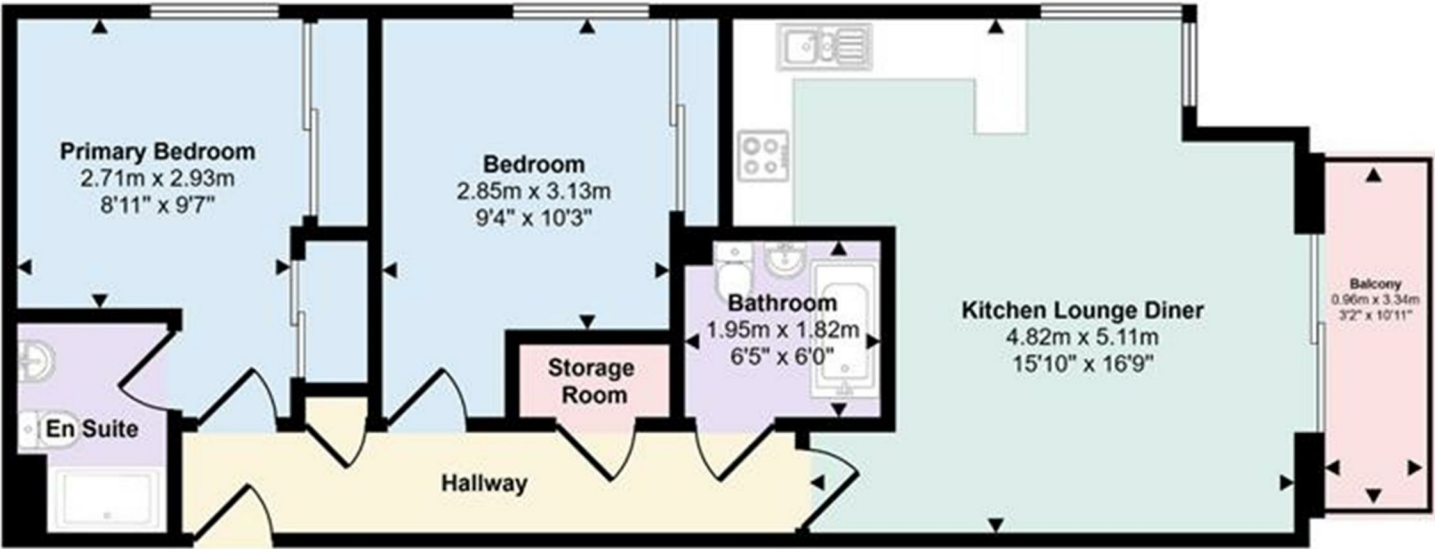
Tenure - Leasehold - 106 Years Remain
Service Charge - £1,570.53 (every 6 months)
Ground Rent - £350 P/A
EPC Rating - TBC
Council Tax Band - E



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

020 8788 6611

Approx Gross Internal Area
64 sq m / 686 sq ft



Floorplan
↑
IN

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		
	81	81
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	

