



## University Mansions Putney SW15

This three bedroom top floor apartment forms part of University Mansions, just moments from the River Thames. The property, which has lift access, has been finished to an exceptionally high standard throughout. The accommodation comprises a spacious entrance hall leading to a stunning living/dining room with period features and gorgeous oval window providing views of the River Thames. Two large double bedrooms are at the rear of the apartment and there's a third double bedroom or home office along with a large family bathroom and utility room. Conveniently located on the Lower Richmond Road, in the centre of West Putney, with both Putney Bridge tube and the mainline station easily accessible. Additionally, the 22 bus stops outside the building, taking you to and from the West End in under an hour. Putney Pier is a short stroll away, with regular services to and from the city on the Thames Clipper. There are many shops, cafes and restaurants close by on the Lower Richmond Road and Putney High Street. The Odeon cinema is on Putney High Street along with Waitrose in the shopping centre across the road.

### KEY FEATURES

**3 bedroom apartment**

**Utility room**

**Wooden flooring**

**High ceilings**

**Service charges: £3,200 per year approx.**

**Lease length: 146 years remaining**

**Local authority: London Borough of Wandsworth**

**Council tax: Band D - £1,306 for 2023/24**

**Conveniently located close to shops, restaurants and public transport**





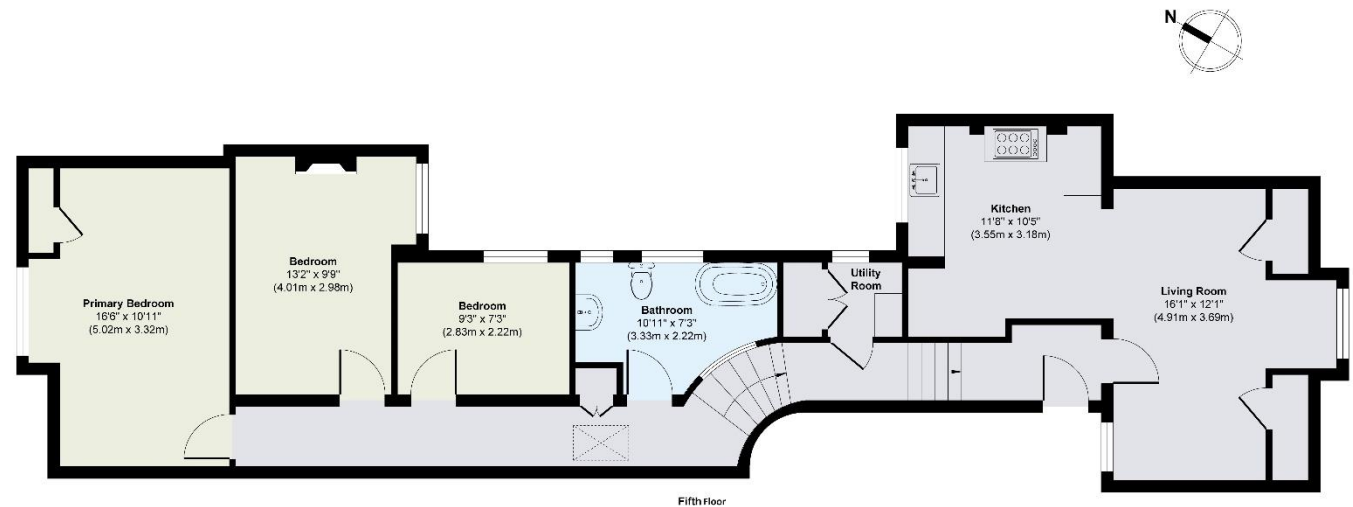
## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	955 sq. ft. / 88.79 sq. m.
<b>Council tax band:</b>	D
<b>No. of bedrooms:</b>	3

## UNIVERSITY MANSIONS, LOWER RICHMOND ROAD SW15



**Approx. Gross Internal Floor Area 955 sq. ft / 88.79 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.