



**Lower Richmond Road, SW15**

**£2,850 Per Month**

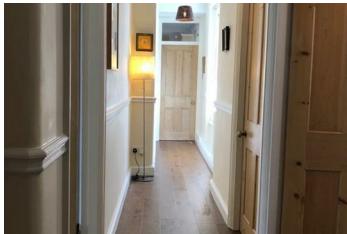
A bright and spacious furnished two double-bedroom top-floor flat in a well-managed 1906 Edwardian mansion block, ideally located in the heart of Putney. Just a stone's throw from the River Thames and Putney Bridge.

Flooded in natural light, beautifully presented & in excellent condition, flat offers contemporary décor, high ceilings, period features & polished wood floors throughout. Spacious & elegant living room with fireplace feature, fully fitted well-equipped kitchen/dining room.

Excellent Zone 2 transport links are on your doorstep, including Putney Bridge tube, Putney mainline rail, river bus, and numerous bus routes. The area offers an abundance of green spaces, shops, cafes, restaurants, schools, leisure centres.

The flat is serviced by a lift and includes on-street parking and electric vehicle charging. Residents also benefit from secure gated communal gardens, porter services for deliveries, daily doorstep refuse collection.

Video tour available on request.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Low energy efficient - lower running costs	Current	Potential	More environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
<b>(11-15) A</b>			<b>(101-110) A</b>		
<b>(16-20) B</b>			<b>(111-120) B</b>		
<b>(21-25) C</b>			<b>(121-130) C</b>		
<b>(26-30) D</b>			<b>(131-140) D</b>		
<b>(31-35) E</b>			<b>(141-150) E</b>		
<b>(36-50) F</b>			<b>(151-160) F</b>		
<b>(51-60) G</b>			<b>(161-170) G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
2008/01/01 EC			2008/01/01 EC		