



STURGES  
LONDON

Hurst Lodge, West Putney  
£2,100 Per calendar month





- Substantial Raised Ground Floor Apartment
- High Ceilings throughout
- Lovely Reception with Bay Window
- Large Bedroom with Bay Window
- Spacious Galley Kitchen | Bathroom
- Private Off Street Car Parking
- Part of Attractive Converted Villa
- Great Location in sought after West Putney



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## Upper Richmond Road, London

A charming one bedroom lateral apartment forming the raised ground floor of this attractive converted Villa, set back behind a carriage drive, off Upper Richmond Road in West Putney.

The property, which has just been redecorated, offers lovely high ceilings throughout the property, plus two large bays in the two principle rooms, giving an incredible feeling of space and light. There is a large, separate galley kitchen adjoining the reception room and a modern bathroom alongside the substantial bedroom.

A further benefit is the provision of private off street parking.

The location of the property is ideal with the extensive amenities of Putney High Street, including Putney Station and East Putney Underground station, being within easy reach as is the locally popular Putney Leisure Centre only 500m from the property.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

**Availability:** Immediately

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# Upper Richmond Road, SW15

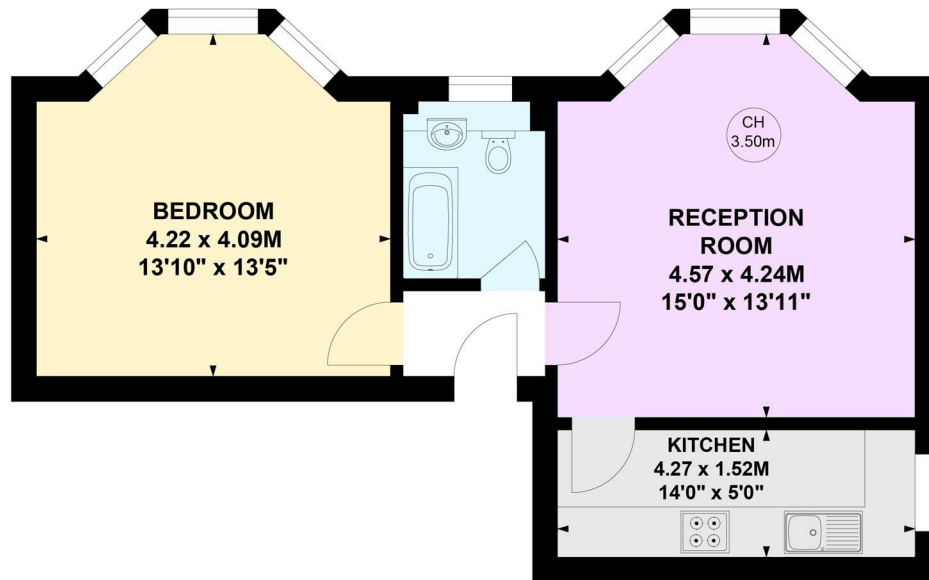
Approximate gross internal area

46.8 sq m / 504 sq ft

Key :  
CH - Ceiling Height




(Not Shown In Actual  
Location/Orientation)



**First Floor**

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>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.