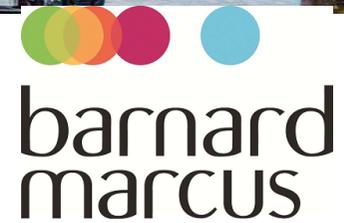




Upper Richmond Road, London SW15 2DU



welcome to

Upper Richmond Road, London

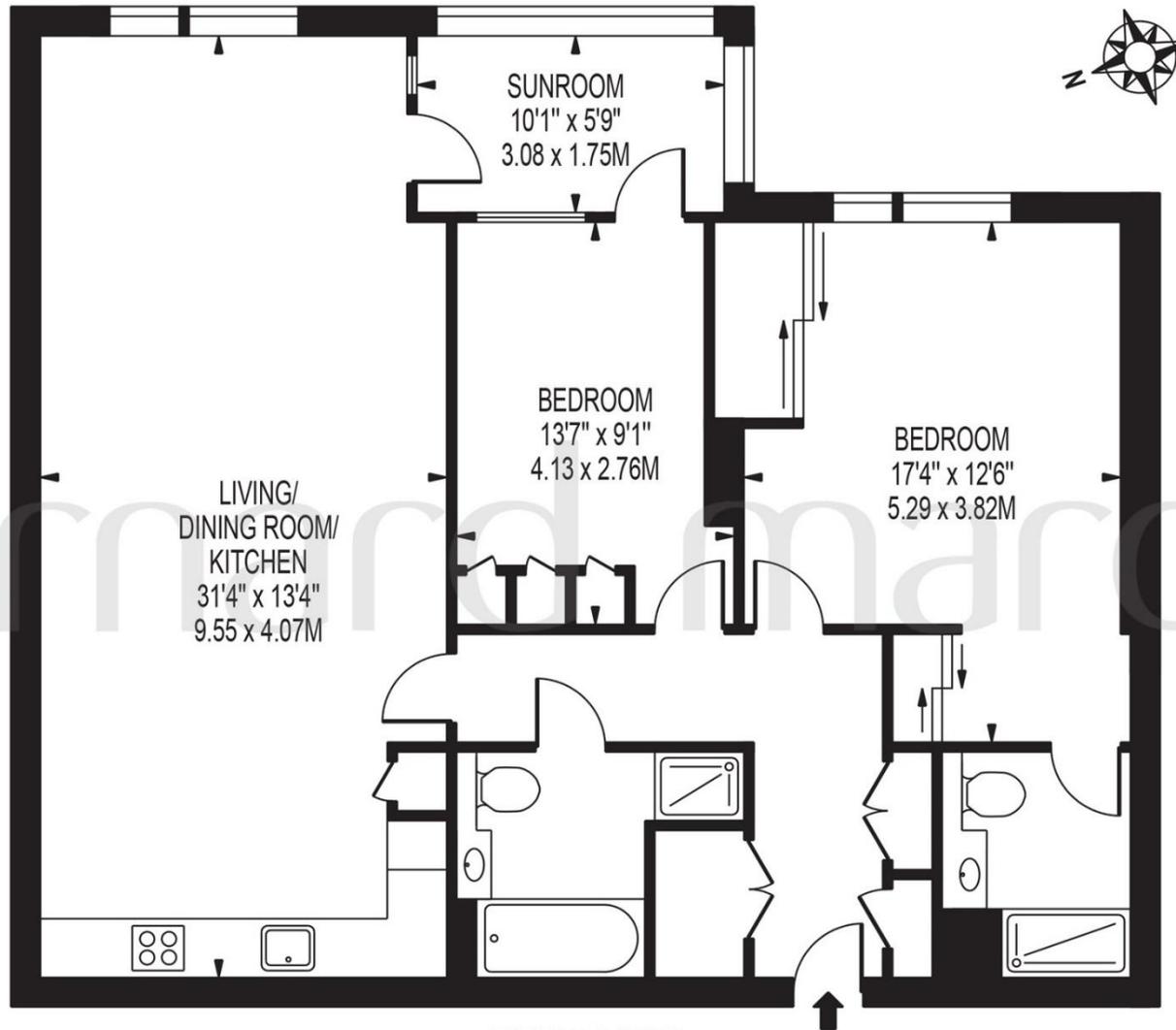
A fantastic opportunity to purchase this 2 double bedroom apartment situated in this award winning development by architects Alford Hall Monaghan Morris. Located on the 5th floor and presented in beautiful condition throughout the accommodation comprises of a large double reception room with open plan kitchen and doors leading to a winter garden, two double bedrooms and two bathrooms (one en-suite), Added benefits include concierge, secure underground parking and lift.

London Square is brilliantly located on the Upper Richmond Road just moments from East Putney tube station (District Line), Putney mainline station, the vast array of shops and restaurants of Putney High street and the river Thames.



UPPER RICHMOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1046 SQ FT - 97.18 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

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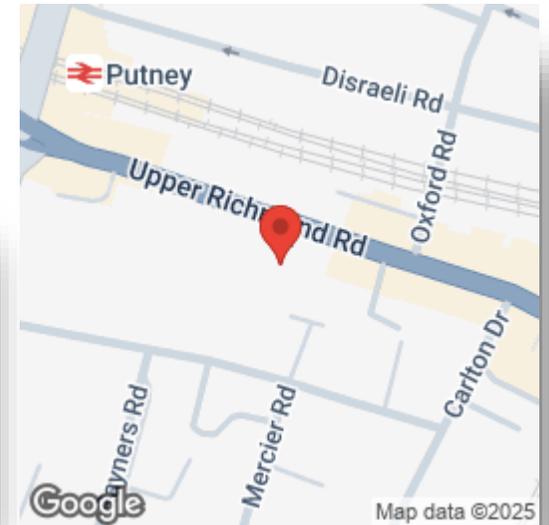
- Concierge
- Lift
- Winter Garden
- Secure Underground Parking
- Chain Free

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£850,000



view this property online [barnardmarcus.co.uk/Property/PUR107275](https://www.barnardmarcus.co.uk/Property/PUR107275)



Property Ref:
PUR107275 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property