FOR SALE

£425,000

Upper Richmond Road, London, SW15

A highly desirable one bedroom first floor period conversion flat with off street parking on Upper Richmond Road. This charming property measures 493 Sq Ft and features a very well proportioned living room with two large sash windows which face south and provide tonnes of natural light. There is a semi open plan living space with a modern kitchen, space to dine and work from home. The bedroom is a double with floor to ceiling fitted wardrobes and a modern bathroom suite.

Outside is a well maintained communal garden for residents and an off street parking space which is designated for this property.

The location is ideal, close proximity to from Putney High Street, Riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road and Barnes train station with a selection of bus links immediately available into town.

Share of Freehold
997 years remain on the lease

- Stunning One Bedroom Conversion Flat
- Modern Bathroom
- Large Reception Room
- Modern Kitchen
- EPC Rating C / Council Tax Band D

- Excellent Transport Links, Close to Barnes Station
- Outstanding Local Schools and Universities
- Communal Gardens
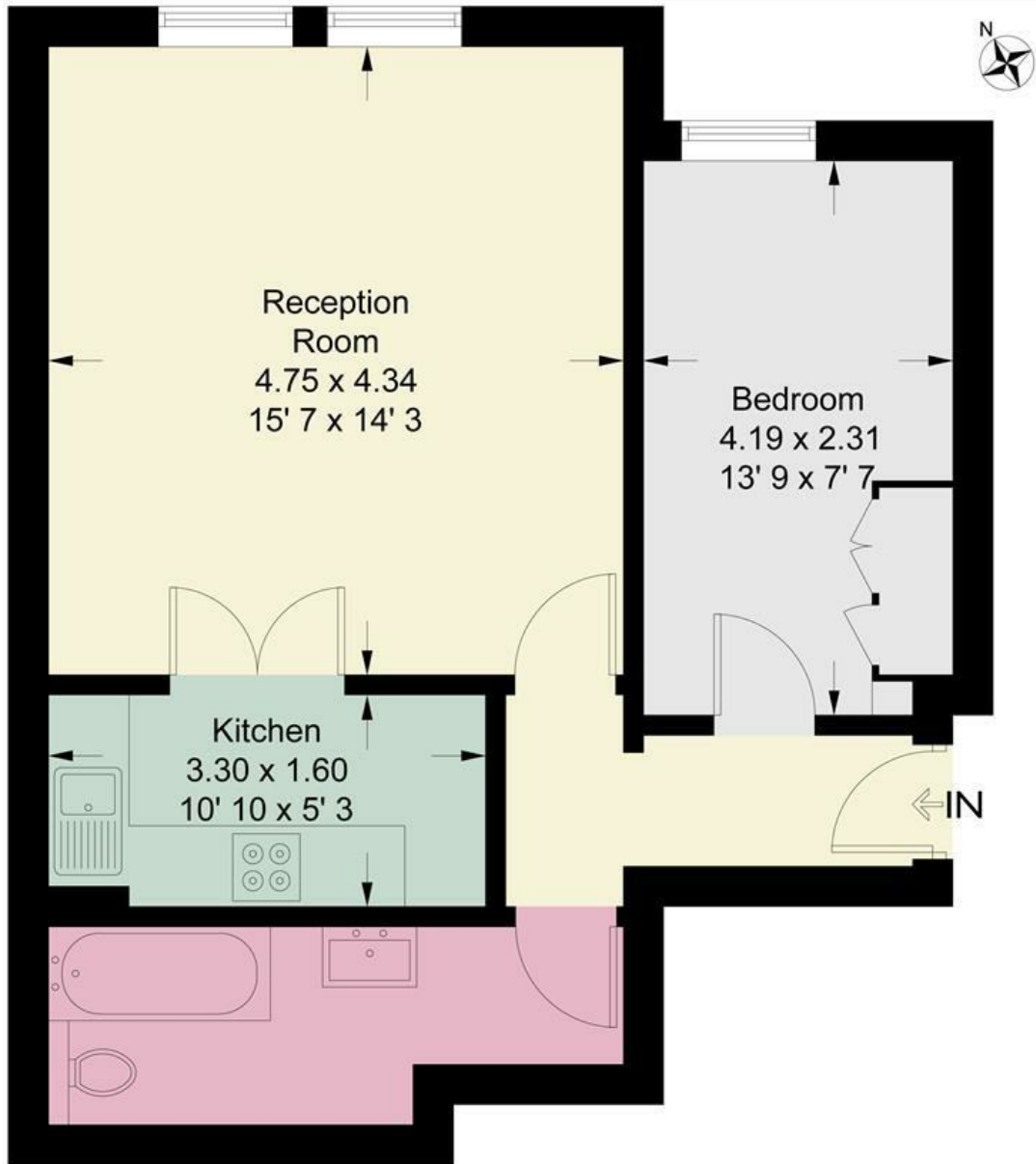- Designated Off Street Parking
- No Onward Chain

Upper Richmond Road

Approximate Gross Internal Area = 513 sq ft / 47.7 sq m

JA JAMES ANDERSON

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Reception Room
4.75 x 4.34
15' 7 x 14' 3

Bedroom
4.19 x 2.31
13' 9 x 7' 7

Kitchen
3.30 x 1.60
10' 10 x 5' 3

←IN

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) A		
(81-91) B		
(69-80) C		80
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC