



**JAMES
ANDERSON**



FOR SALE

£625,000

Lower Richmond Road, Putney, SW15

Guide Price











This split level two double bedroom period apartment offers over 850sqft in accommodation while situated in a prime location in the heart of West Putney.

Refreshed by the existing owners, this home provides bright and airy rooms throughout while offering ample space to entertain.

This home features two double bedrooms, a spacious lounge, kitchen/breakfast room, three piece bathroom suite and a private patio which will be handy for the upcoming summer months.

Superbly situated on the Lower Richmond Road in prime West Putney, a stone throw from the River Thames and Putney Embankment. There are restaurants, coffee shops, bars, supermarkets, local shops and Putney Bridge Underground Station is within 10 minutes' walk, as is the Putney Mainline station. The 22 bus (Kings Road, Knightsbridge and Piccadilly Circus) stops outside the entrance, plus a host of other bus routes are available nearby. The River Taxi from Putney Pier to the City is only a short walk from this gorgeous home.

Council Tax Band - D

-  Two Spacious Double Bedrooms
-  Stylish Three Piece Bathroom Suite
-  Lounge With Period Features
-  Excellent Sized Fitted Kitchen/Breakfast Room
-  EPC Rating -
-  Prime Location For Transport Links
-  Within Catchment For Highly Regarded Schools
-  Moments From Green Open Spaces
-  Chain Free Sale
-  Close To Restaurants, Bars & Amenities



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Lower Richmond Road

Approximate Gross Internal Area = 851 sq ft / 79.1 sq m



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

