



**JAMES  
ANDERSON**



## FOR SALE

**£550,000**

### 83, Upper Richmond Road, London, SW15

A beautifully presented third floor apartment located within the highly regarded Bowery Building on Upper Richmond Road, Putney.

This immaculate apartment measures 568 Sq ft and has been finished to the highest of standards. It benefits from a light and spacious open plan living room providing a superb space to entertain and work from home. Triple glazed doors and windows face east with private access to a covered balcony from both the bedroom and living room. The kitchen is a real show stopper, a lovely design with integrated Siemens appliances which includes washer/dryer, induction hob, quartz worktops and undercounter lighting.

There is excellent storage throughout, a tastefully designed bathroom and a good sized bedroom with fitted wardrobes. Additional benefits for residents are underfloor heating, 24 hour concierge, CCTV, impressive foyer and residents lounge with wif-fi, secure bike store and a landscaped communal fourth floor roof terrace which enjoys fabulous skylight views of the city.

83 Upper Richmond Road is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. It is a two minute walk to East Putney underground station (District Line) and Putney mainline station is a six minute walk away, with direct access into Waterloo. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.

-  One double bedroom, fitted wardrobes
-  Open plan living space
-  High specification bathroom
-  Quality kitchen, Siemens appliances
-  East facing private balcony, accessible from living room and the bedroom
-  Residents roof terrace, views of the city
-  Secure bike store
-  Stunning foyer, 24 hr concierge
-  Ideal first time purchase
-  Two minute walk from East Putney Underground



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

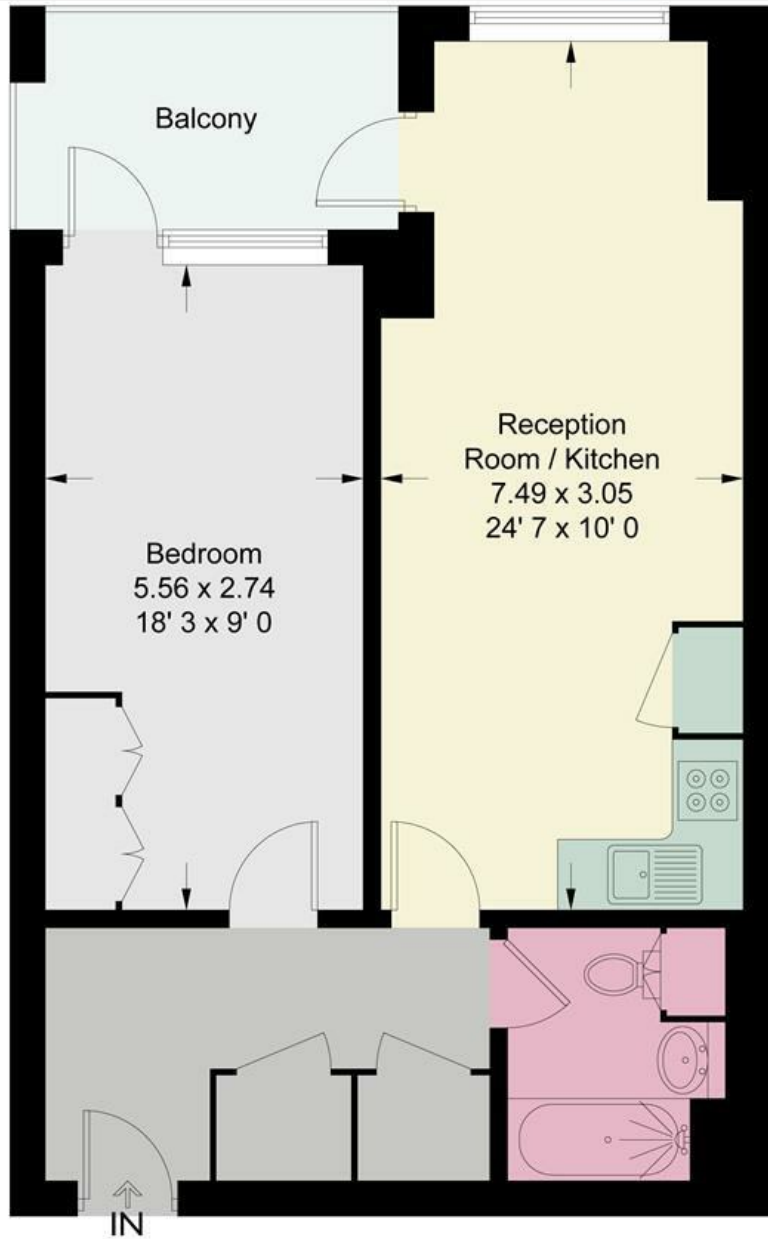
**0208 785 4400**

# Bowery Building

Approximate Gross Internal Area = 568 sq ft / 52.8 sq m



**JAMES  
ANDERSON**



**Third 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>85</b>

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

