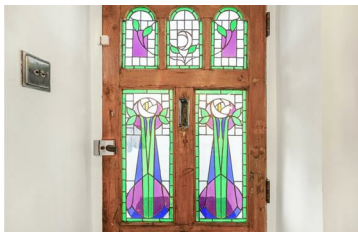




JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

£800,000

Offers In Excess Of

Measuring just under 1500 Sq ft, this stunning three bedroom garden maisonette occupies the entire lower ground floor of a handsome Victorian villa set back from Upper Richmond Road.

Presented in superb condition, this charming property retains several period features with beautiful floors, doors and stained glass windows. The accommodation comprises a private entrance, spacious hallway, a recently replaced kitchen/diner including integrated appliances with a butler sink. There is a huge storage room which could be used for several purposes and a utility room with plumbing for a washing machine and dryer.

There are three bedrooms, two large doubles and a smaller double which has been used as a study. All bedrooms are positioned at the back of the property and bedroom two benefits from a large bay window and french doors with direct access to the communal garden. The property also benefits from a double garage which is accessed from the front of the property, it has water, power and an electric door.

The location is ideal, close proximity to from Putney High Street, Riverside and embankment with the shops, cafes, boutiques of Upper and Lower Richmond Road on your doorstep with superb local schools close by. Transport links are easily accessible via Upper Richmond road and Putney train station with a selection of bus links immediately available into town. An early viewing is highly recommended, no onward chain.

Additional features:


- 900 year lease
- Service charge £2700 PA
- Double glazed wooden windows throughout the property
- Combination boiler
- Upgraded consumer unit
- No onward chain

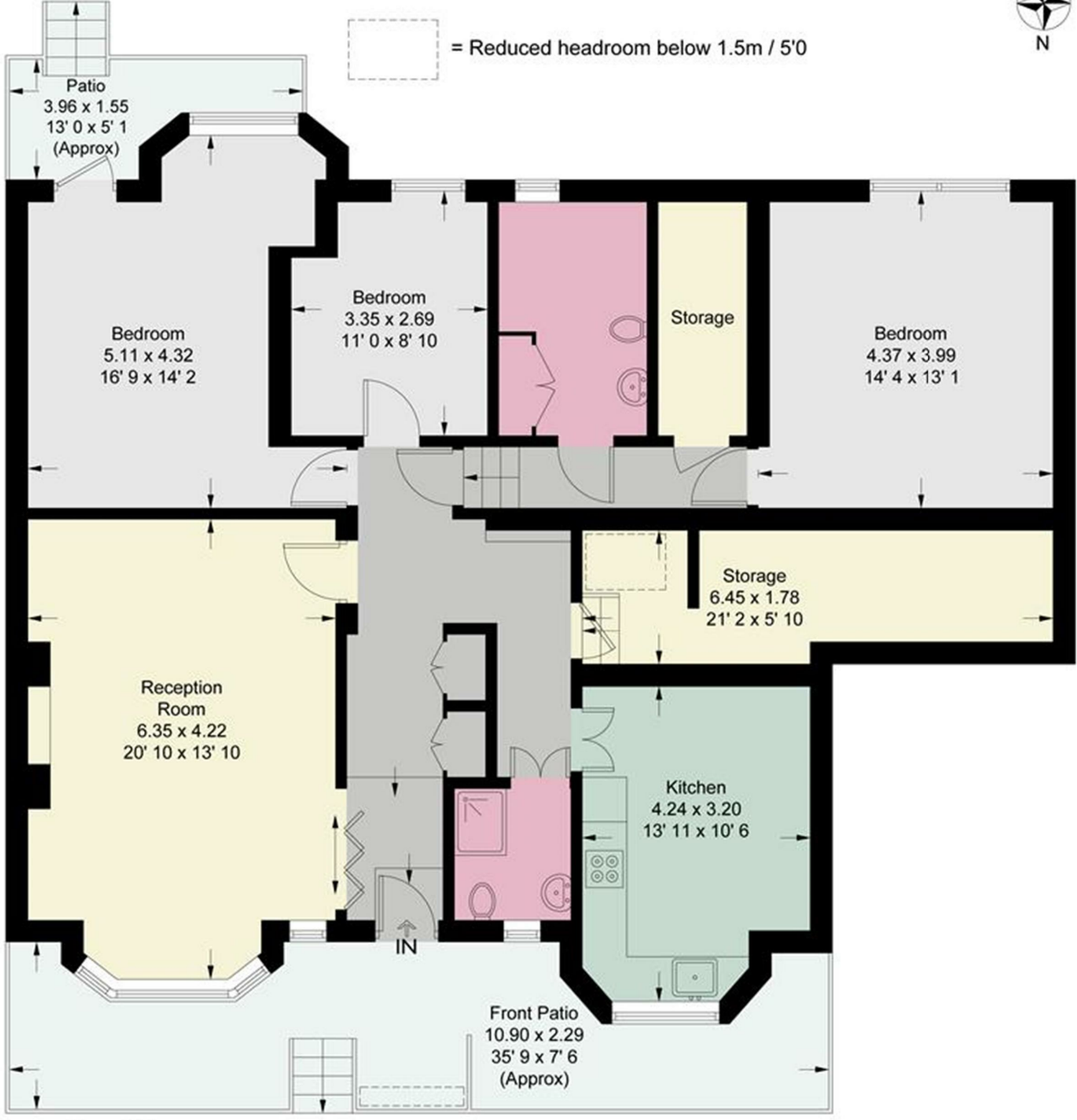



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



 = Reduced headroom below 1.5m / 5'0



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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