



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road, Putney, SW15

**£935,000**

Guide Price

This exceptional and modern three-bedroom, two-bathroom Edwardian conversion apartment is ideally situated on the borders of Barnes, East Sheen, and Putney. Beautifully maintained throughout, the property spans 1,013 sqft and boasts three spacious double bedrooms, each with ample built-in storage. The expansive open-plan kitchen and living area is both airy and bright, featuring bi-folding doors that lead directly to a stunning, landscaped private garden. The apartment is finished to a high standard, with soaring ceilings, premium kitchen appliances, and elegantly designed bathrooms. It combines contemporary flair with character, making it truly one-of-a-kind.

Conveniently located, the property is just a two minute walk to Barnes station, offering regular, direct services to London Waterloo, as well as excellent transport links to Hammersmith, Putney, and Richmond. Barnes Primary and East Sheen Primary Schools are just 0.7 miles and 0.6 miles away, respectively, while the vast green spaces of Barnes Common, Palewell Common, and Richmond Park are only moments away.

Tenure - Leasehold - Circa 145 Years

Service Charge - £1100 PA approx.

Ground Rent - £500

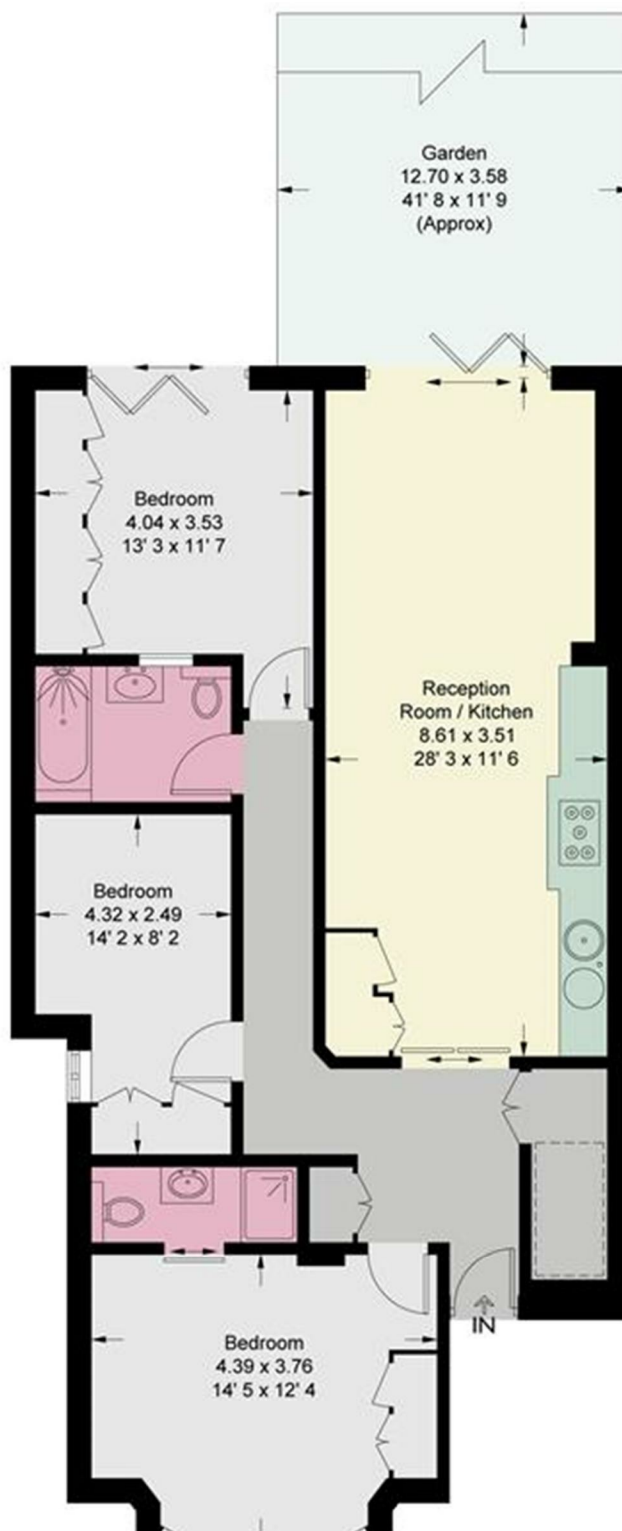
Council Tax Band - C

EPC Rating - C



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

020 8788 6611



| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

