



Upper Richmond Road

London, SW15

Asking Price £450,000

Beautifully presented one-bedroom second-floor apartment with high ceilings, underfloor heating and stylish open-plan living, just moments from Putney's excellent transport links.

CHESTERTONS



Upper Richmond Road

London, SW15

- Beautifully presented second-floor apartment
- Spacious double bedroom
- Bright open-plan kitchen and reception room
- Contemporary bathroom
- High ceilings throughout
- Double-glazed sash windows
- Moments from Putney mainline station (Waterloo)
- Within easy reach of East Putney Underground Station (District Line)
- Close to Putney High Street's shops, cafés and restaurants
- Excellent local bus routes nearby
- Convenient access to the A3 and Central London
- Close to Wandsworth Park and the River Thames
- Ideal for commuters and enjoying Putney's vibrant amenities



This beautifully presented one-bedroom, second-floor apartment combines contemporary interiors with charming period features, making it an ideal home for first-time buyers, professionals or investors.

The apartment centres around a bright and spacious open-plan kitchen and reception room, where high ceilings and large double-glazed sash windows create a wonderful sense of light and space. Engineered wood flooring flows throughout the living area, complementing the modern design.

The generous double bedroom provides a peaceful retreat, complemented by a stylish, contemporary bathroom with quality finishes.

The apartment is perfectly positioned for commuters, with Putney mainline station just moments away providing fast services to London Waterloo, while East Putney Underground Station offers easy access to the District Line. Putney High Street's shops, cafés and restaurants are all within easy reach, making this a superb opportunity to enjoy modern living in the heart of Putney.

Tenure: Leasehold (Expiry: 30/09/2140)

Service Charge: £1,398.05 p.a. Plus reserve funds £130.36 p.a.

Ground Rent: £250 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

149 Upper Richmond Road

London

SW15 2TX

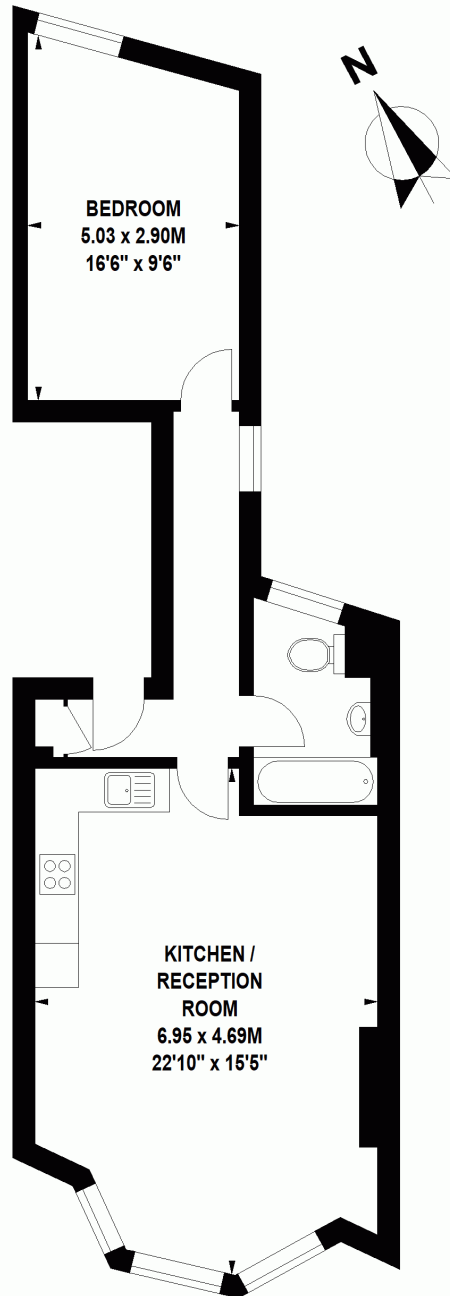
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Approximate Gross Internal Area 53 sq m / 571 sq ft



Second Floor

Floor Plan produced for Chestertons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

