



**JAMES  
ANDERSON**



## FOR SALE

**£325,000**

Upper Richmond Road, London, SW15







Guide Price

This charming ground floor flat in Harwood Court offers a delightful living experience. Spanning an efficient 397 square feet, the property features a well-proportioned double bedroom, a modern bathroom, and a welcoming open plan kitchen/reception room, all presented in excellent condition throughout.

The flat is part of a purpose-built block, providing residents with access to beautifully maintained communal gardens, perfect for enjoying the outdoors. Additionally, residents will benefit from available parking on a first come first serve basis, a rare find in this vibrant area.

Transport links are superb, ensuring easy access to the wider city and beyond, making this property ideal for both professionals and those seeking a peaceful retreat. With no onward chain, this flat presents a seamless opportunity for prospective buyers. Whether you are looking to invest or find your new home, this property is not to be missed.

Barnes & Putney Station are both roughly a 10-15 minute walk away, providing direct services to Waterloo, Clapham Junction, and Vauxhall. East Putney Station (District Line) is approximately a 15-20 minute walk or a short bus ride.

-  One Double Bedroom
-  One Bathroom
-  Open Plan Kitchen/Reception Room
-  Excellent Condition Throughout
-  Leasehold - Council Tax Band B - EPC Rating
-  Lift Access
-  Communal Gardens
-  Residents Parking Available
-  Excellent Transport Links
-  No Onward Chain



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

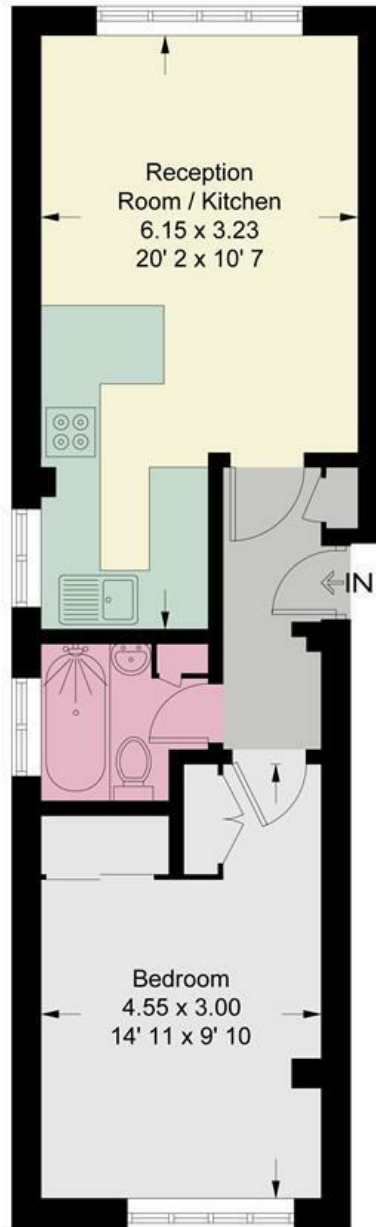
0208 785 4400

# Harwood Court

Approximate Gross Internal Area = 397 sq ft / 36.9 sq m



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Ground 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			
		57	69
<b>England &amp; Wales</b>	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) <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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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