



**JAMES
ANDERSON**

Lower Richmond Road
Putney SW15
Guide Price £400,000



Lower Richmond Road Putney SW15

Positioned on the top floor on the ever popular Lower Richmond Road, this attractive one bedroom apartment offers bright, well proportioned accommodation in the heart of West Putney.

The property features a spacious reception room, flooded with natural light and offering ample space for both relaxing and dining. Its elevated position provides a pleasant sense of privacy, making it an ideal room for entertaining or unwinding at the end of the day. The fitted kitchen is thoughtfully arranged with a range of units and worktop space, providing everything needed for day to day cooking and storage.

The double bedroom is generously sized and benefits from excellent natural light, comfortably accommodating a double bed along with additional furniture. The apartment is completed by a modern three piece bathroom suite, finished in a neutral style and comprising a bath with shower, wash basin and WC.

Located moments from the River Thames, the property enjoys easy access to the open green spaces of Putney Common and the riverside walks. Lower Richmond Road offers an excellent selection of local shops, cafés and restaurants, while Putney High Street is within easy reach for a wider range of amenities.

Transport links are strong, with Putney Bridge Underground Station (District Line) and Putney Mainline Station providing swift access into Central London, along with frequent bus routes running along Lower Richmond Road.

This well located top floor apartment would make an ideal home for a professional individual or couple seeking space, convenience and a desirable riverside location.

Tenure - Leasehold - 135 Years Remain
Service Charge - £0 / N.A
Ground Rent - £200 P.A
EPC Rating - tbc
Council Tax Band - C


















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Approximate Gross Internal Area = 659 sq ft / 61.2 sq m
(Including Reduced Headroom)
Reduced Headroom = 48 sq ft / 4.5 sq m



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 = Reduced headroom below 1.5m / 5'0



Second Floor



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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.





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