



JAMES  
ANDERSON



## FOR SALE

Lower Richmond Road, Putney, SW15

**£560,000**

Guide Price

Located within the prestigious Kenilworth Court, this well-proportioned 772 sq. ft. apartment offers a balance of period charm and practical living. Positioned in a sought-after SW15 development, the property is being sold with a long lease and no onward chain.

The layout features a generous reception room with ample natural light, ideal for both relaxing and dining. A separate, fully-equipped kitchen provides a dedicated space for cooking, complemented by a modern, well-finished bathroom. Both double bedrooms offer comfortable proportions, and residents benefit from lift access and well-maintained communal gardens.

Situated in the heart of Putney, the apartment is a short walk from the High Street's shops and restaurants, as well as the River Thames. Transport links are excellent, providing quick access to Central London:



Two Double Bedrooms



One Modern Bathroom



Large Reception Room



Separate Kitchen



Leasehold - Council Tax Band E - EPC Rating C



Lift Access



Beautiful Communal Gardens



Prestigious Period Building



Highly Desirable Location



No Onward Chain



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

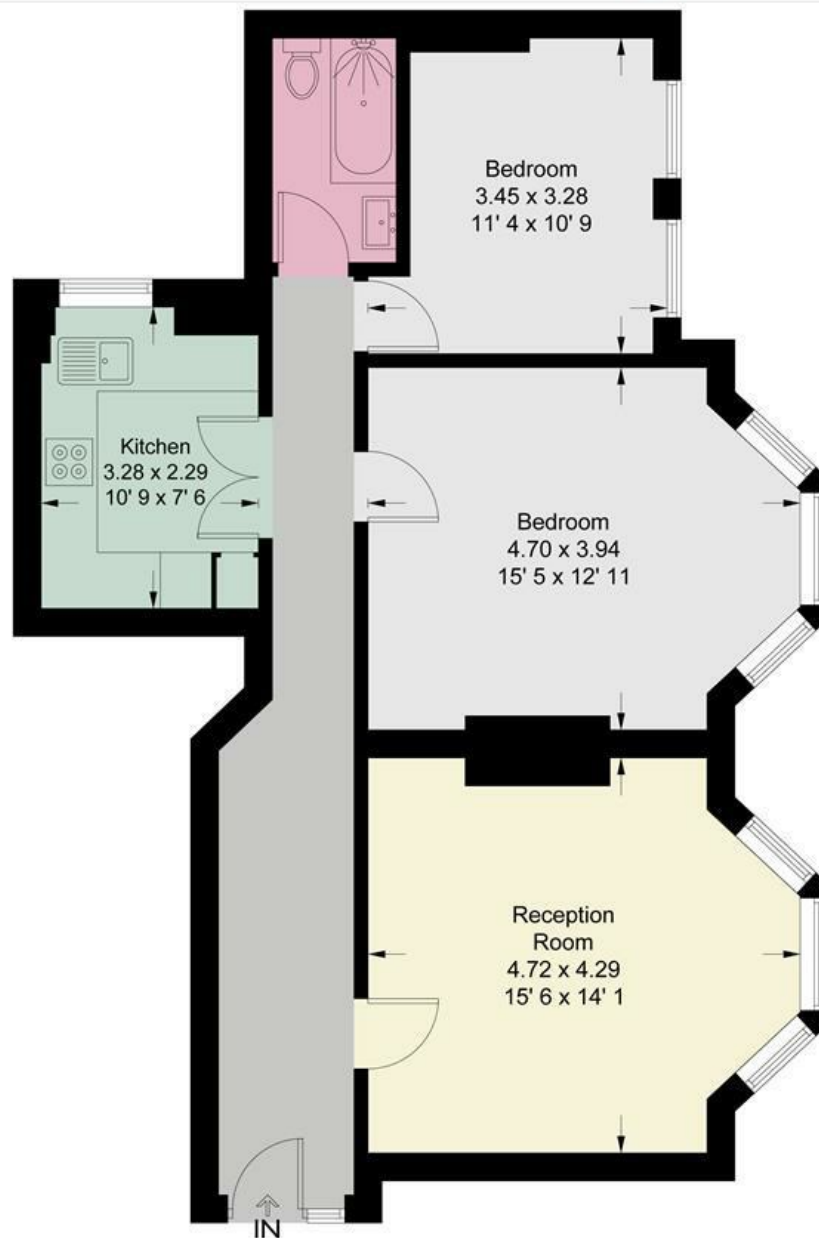
020 8788 6611

# Lower Richmond Road

Approximate Gross Internal Area = 772 sq ft / 71.7 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) 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 |           |

