



**JAMES  
ANDERSON**

Lower Richmond Road  
London SW15  
Guide Price £380,000



## Lower Richmond Road London SW15

Set on the top floor of an attractive period building, this beautifully presented no chain apartment enjoys elevated river views and an enviable location moments from Putney Bridge, excellent transport links, local shops and generous green open spaces.

The current owners have carefully refurbished and upgraded the property throughout, creating a stylish yet practical home that blends period charm with contemporary living. The accommodation is well proportioned and thoughtfully arranged, with a spacious open plan kitchen and reception room forming the heart of the apartment. This bright and airy space is perfectly suited to both everyday living and entertaining, benefitting from ample room for dining and relaxing while enjoying the outlook towards the river.

The double bedroom is generously sized and offers a calm retreat, with space for wardrobes and additional furnishings. A three piece bathroom suite has been finished to a high standard, while useful hallway storage enhances the apartment's functionality and keeps the living space clutter free.

Being positioned on the top floor, the apartment benefits from excellent natural light and a peaceful feel, away from street level while providing plenty of storage space within the attic and can fit 4 large suitcases and 4 large storage boxes. The period character of the building adds charm and appeal, making this an ideal choice for first time buyers, professionals or investors alike.

The location is a real highlight, with Putney Bridge Underground Station, bus routes and riverside walks all within easy reach. The vibrant amenities of Putney are close by, alongside attractive green spaces perfect for outdoor leisure.

Offered to the market with no onward chain, this is a superb opportunity to acquire a period apartment in a prime riverside setting.

Tenure - Leasehold - 88 Years Remain  
Service Charge - £250 P/A  
Ground Rent - £100 P/A  
EPC Rating - C  
Council Tax Band - C







Attention  
NO WORKING  
DURING  
DRINKING HOURS











James Gillray Jr  
Born 22.10.1801  
Son of the famous  
18th Century Caricaturist  
James Gillray  
Was born here



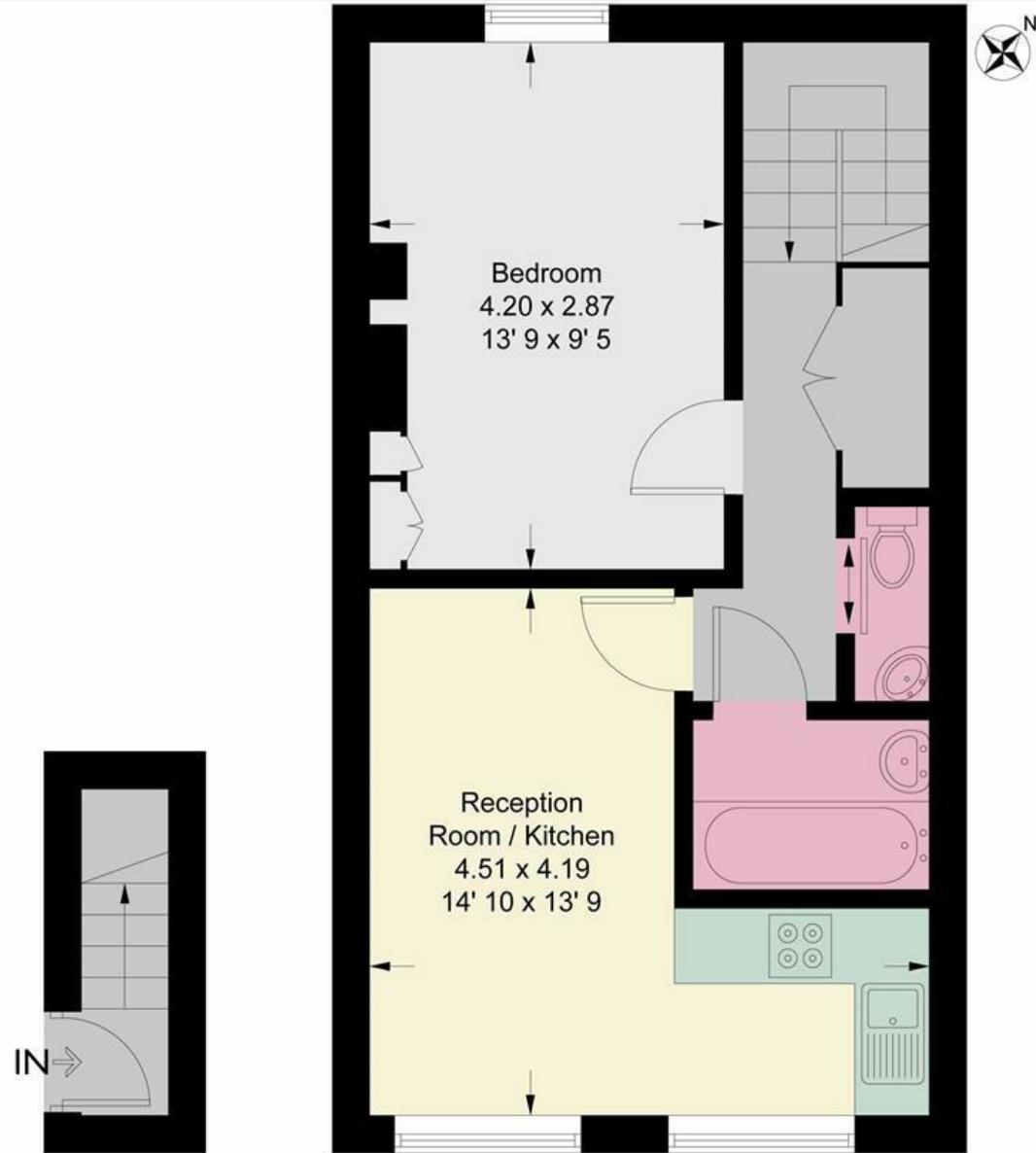


# Lower Richmond Road

Approximate Gross Internal Area = 434 sq ft / 40.4 sq m



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**First Floor**  
20 sq ft / 1.9 sq m

**Second Floor**  
414 sq ft / 38.5 sq m



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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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