



barnard marcus

Upper Richmond Road, London SW15 2DU

welcome to

Upper Richmond Road, London

Situated on the seventh floor of a sought after development in central Putney, this beautifully presented two bedroom apartment offers an exceptional combination of space, style, and convenience.



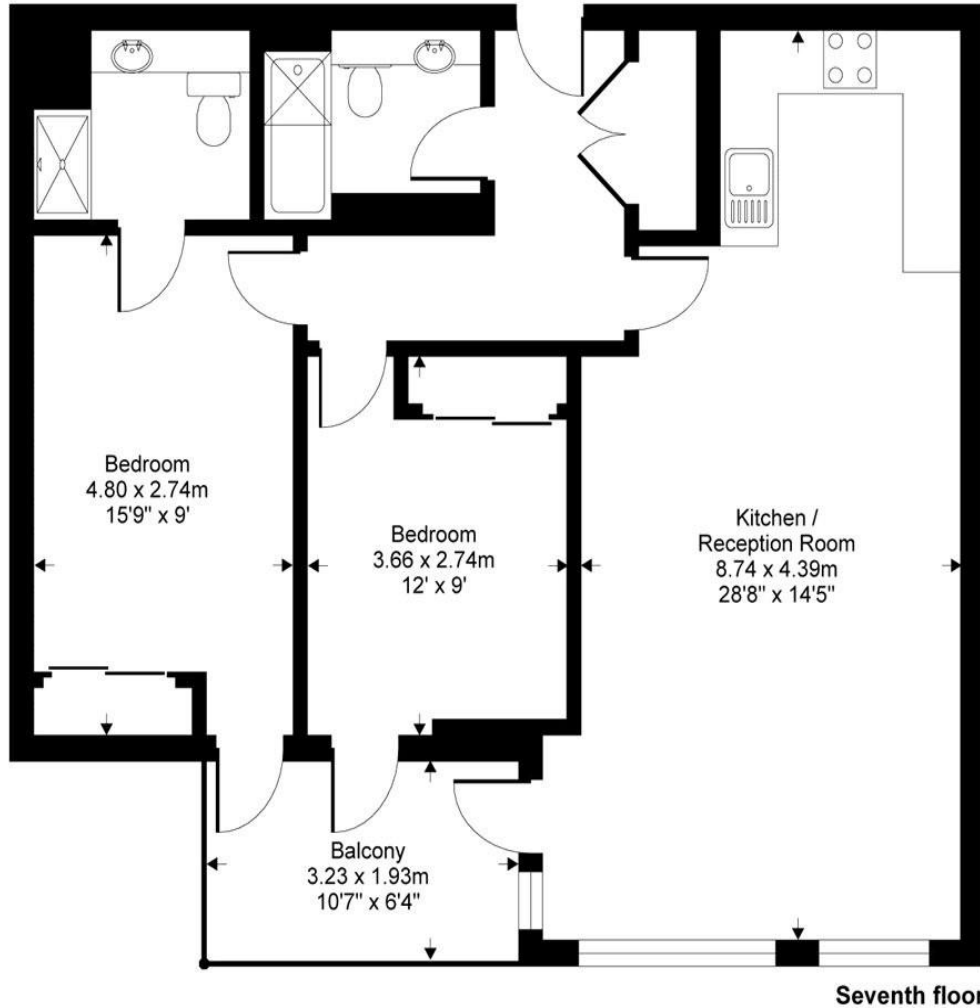
London Square, Putney , SW15

Gross internal floor area (approx):

74.8 sq m / 806 sq ft

For Identification only - Not to scale

Niche Communications



Situated on the seventh floor of a sought after development in central Putney, this beautifully presented two bedroom apartment offers an exceptional combination of space, style, and convenience.

The property features a bright and spacious open plan kitchen and reception room, flooded with natural light and opening directly onto a private balcony.

The contemporary kitchen is fitted with integrated appliances. Both bedrooms are generously sized doubles with built-in wardrobes. The principal bedroom further benefits from a stylish en-suite shower room, while a modern family bathroom serves the second bedroom and guests.

Residents enjoy a range of premium amenities including secure underground parking, a 24-hour concierge service, communal roof terrace, and landscaped gardens.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Upper Richmond Road, London

- Prime Central Putney Location
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Secure Underground Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 5970.00

Ground Rent: 500.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£665,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107775



Property Ref:
PUR107775 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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