



# Upper Richmond Road

London, SW15

Offers in excess of £450,000

This fantastically located two bedroom flat is in the heart of Putney, being under 0.1 miles to Putney Station, 0.3 miles to East Putney tube station whilst having Putney High Street on the doorstep.



# Upper Richmond Road

London, SW15

- Central Putney location
- Two double bedrooms
- Private terrace
- Chain free
- Light and bright throughout



This fantastically located two bedroom flat is in the heart of Putney, being 0.1 miles to Putney Station, 0.4 miles to East Putney tube station whilst having Putney High Street on the doorstep.

As you enter the property to your right, you have a large open-plan kitchen/living area, which is flooded in light, facing south. At the opposite end of the hallway are two double bedrooms with built in storage and the bathroom.

The property also has a large, private terrace.

Located moments from both stations as well as the high street, the location of the flat is unrivalled, with many good bus routes also available and easy access out of London via the A3.

**Tenure:** Leasehold (expiry: 29/09/2122)

**Service Charge:** £1983.25 p.a. All aspects of management & rent (sinking fund £1272.72 p.a.)

**Ground Rent:** £100 p.a.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Chestertons Putney Sales

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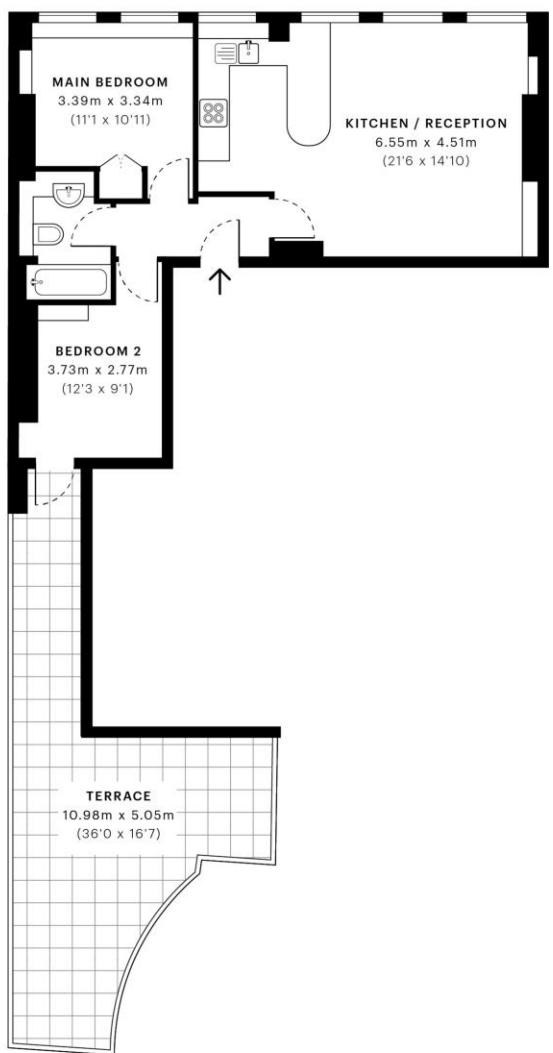


Upper Richmond Road, SW15

CAPTURE DATE 08/09/2022 LASER SCAN POINTS 65,617,005

GROSS INTERNAL AREA

55.65 sqm / 599.01 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
55.65 sqm / 599.01 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
51.57 sqm / 555.09 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
27.83 sqm / 299.56 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 62.40 sqm / 665.95 sqft  
IPMS 3C RESIDENTIAL: 60.38 sqm / 665.20 sqft

Spec ID: 5630f685db454fb0dd3c12544

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