



# Percy Laurie House

Upper Richmond Road, SW15

Asking Price £575,000

Two double bedroom, two-bathroom apartment in a prestigious Putney development, offering open-plan living, excellent storage, and a chain-free sale moments from the High Street and mainline station.

**CHESTERTONS**



# Percy Laurie House

Upper Richmond Road, SW15

- Two double bedrooms
- Two bathrooms, including an en-suite to the principal bedroom
- Offered to the market chain free
- Set within a prestigious residential development in Putney
- Moments from Putney Mainline Station
- Close to Putney High Street with shops, cafés, bars and restaurants
- Excellent transport links into Central London
- Convenient for local amenities and everyday essentials



Set within a highly regarded development in the heart of Putney, this smart two double bedroom, two-bathroom apartment offers stylish, low-maintenance living with a bright and practical layout and is offered chain free.

The property features a spacious reception room arranged for open-plan living, complemented by a contemporary fitted kitchen and excellent storage throughout. Both bedrooms are generous doubles, with the principal bedroom benefiting from an en-suite bathroom, alongside a further well-presented family bathroom.

Perfectly positioned just moments from Putney Mainline Station and Putney High Street, the apartment is ideally placed for outstanding transport links, shops, cafés, and local amenities, making it an excellent choice for homeowners and investors alike.

Tenure: Leasehold (Expiry: 01/01/2126)  
 Service Charge: £3,475.84 p.a. plus Reserve Fund £754 p.a.  
 Ground Rent: £250 p.a.  
 Local Authority: London Borough of Wandsworth  
 Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - Green saving costs	A		
Energy efficient - Green	B	B2	B4
Decent - Yellow	C		
Needs improvement - Orange	D		
Needs more improvement - Red	E		
Very poor energy efficiency - Dark red	F		
Very poor energy efficiency - Red	G		

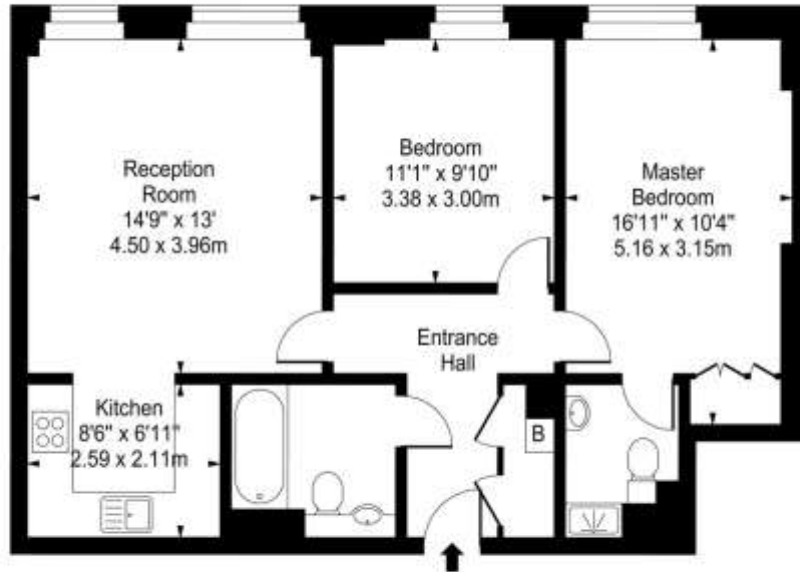
See energy efficient - Green saving costs  
 See energy efficient - Green saving costs  
 England, Scotland & Wales EU Directive 2002/91/EC

### *Chestertons Putney Sales*

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## Percy Laurie House, Upper Richmond Road, SW15



Third Floor

**Approx Gross Internal Area 710 Sq Ft - 65.96 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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