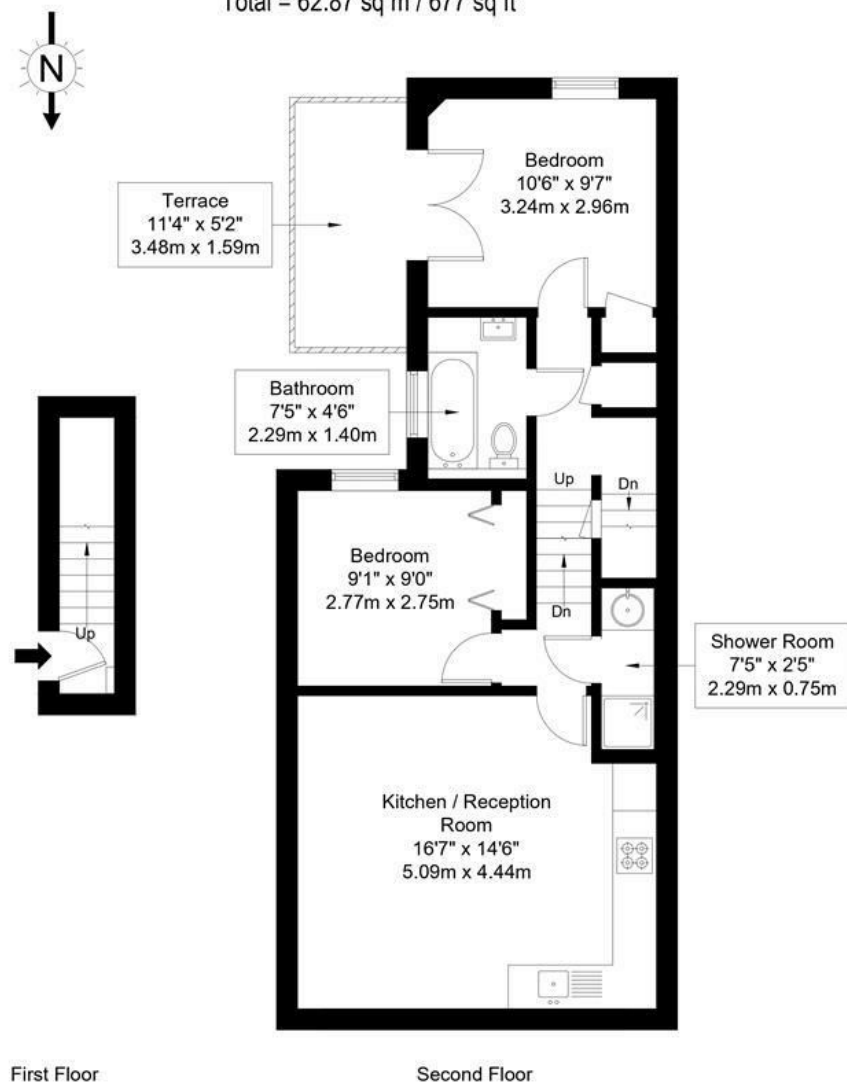


Lower Richmond Road, SW15 1HJ

Approx Gross Internal Area = 57.34 sq m / 617 sq ft

Terrace = 5.53 sq m / 60 sq ft

Total = 62.87 sq m / 677 sq ft



First Floor

Second Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
•All measurements are approximate.



Lower Richmond Road, Putney, SW15

An extremely light second/top-floor two-bedroom flat in West Putney, offering approximately 617 sq ft of internal accommodation, two bathrooms, allocated off-street parking and planning permission for an approximately 60 sq ft private roof terrace.

A standout feature is that the major roof-access works have already been completed. Approximately £15,000 has already been invested in creating the mansard opening and French doors leading directly onto the flat roof, making the remaining terrace conversion considerably more straightforward than starting from scratch.

The flat has been freshly redecorated and newly carpeted, with a recently installed quartz kitchen worktop and high-quality Orluna LED downlights.

The open-plan kitchen/reception room is exceptionally bright and provides a practical living and dining space.

Both bedrooms are doubles of a similar size and are arranged over separate levels, with a bathroom on one floor and a separate shower room on the other. This gives the flat a flexible layout that works well for couples, guests or home working.

Further benefits include allocated off-street parking to the rear, space for bicycle storage, an exceptionally long lease of approximately 947 years, an annual service charge of approximately £1,388 and no onward chain.

The property is located on a tree-lined stretch of Lower Richmond Road in West Putney, within easy walking distance of Putney Common and the River Thames, with cafés, restaurants and local shops close by.



- EXTREMELY LIGHT SECOND/TOP-FLOOR TWO-BED FLAT
- PLANNING CONSENT FOR APPROX. 60 SQ FT ROOF TERRACE – ACCESS ALREADY CREATED VIA FRENCH DOORS
- TWO DOUBLE BEDROOMS
- BATHROOM + SEPARATE SHOWER ROOM
- FRESHLY UPDATED THROUGHOUT
- 617 SQ FT
- ALLOCATED OFF-STREET PARKING
- APPROX. 947-YEAR LEASE
- SERVICE CHARGE APPROX. £1,388 PA
- CHAIN FREE

Guide Price

£520,000

Available

