



# Upper Richmond Road

London, SW15

Asking Price £675,000

Bright and spacious seventh-floor two-bedroom, two-bathroom apartment with a private balcony.

**CHESTERTONS**



# Upper Richmond Road

## London, SW15

- Bright and spacious 7th-floor apartment
- Two double bedrooms (principal with en-suite)
- Private balcony (winter garden)
- Building CCTV surveillance and 24-hour concierge service
- Communal resident areas
- Ample bike storage
- Ideally positioned between East Putney Underground and Putney Railway Station (Zone 2/3)
- Excellent transport links for commuting
- Short walk to Putney High Street shops, restaurants and amenities



Set on the 7th floor of a well-regarded modern development, this bright and spacious two-bedroom, two-bathroom apartment with a private balcony combines contemporary comfort with standout convenience.

The interior is finished to a high standard, featuring hardwood flooring throughout the hallway, kitchen and living areas, complemented by underfloor heating. The fully fitted modern kitchen includes sleek units and integrated Siemens appliances, creating a clean, streamlined look ideal for everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom further enhanced by a sleek en-suite shower room, alongside a second well-appointed bathroom ideal for guests or sharers.

Residents benefit from excellent on-site amenities including a 24-hour concierge, welcoming communal areas, and plentiful bike storage, making day-to-day living effortless.

Perfectly positioned between East Putney Underground and Putney Railway Station (Zone 2/3), the apartment is superb for commuters. Putney High Street is within easy walking distance, offering a great mix of shops, cafés, restaurants and local services, while the River Thames and the open green spaces of Wandsworth Park are close by for weekend strolls and outdoor time.

**Tenure:** Leasehold (Expiry: 01/01/3012)

**Service Charge:** £4,598.26 p.a. Includes reserve fund

**Ground Rent:** £500 p.a.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

153 Upper Richmond Road

London

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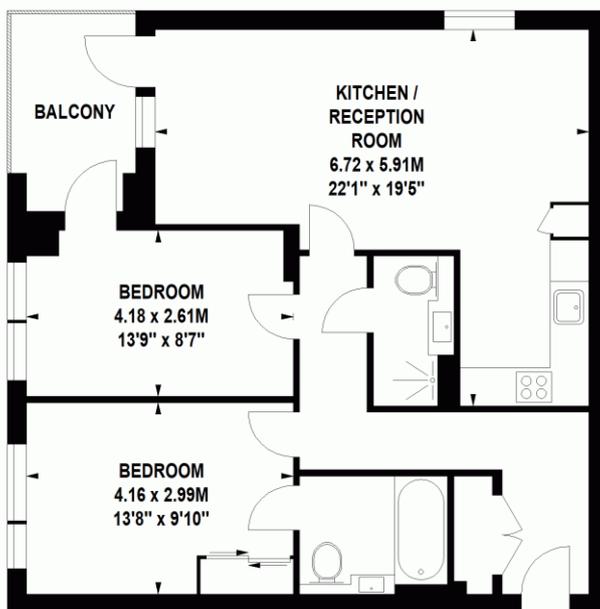
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## Upper Richmond Road, SW15

Approximate Gross Internal Area 71 sq m / 764 sq ft



### Seventh Floor

Floor Plan produced for Chestertons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

