

Lower Richmond Road

London, SW15

Asking Price £500,000

An exceptionally bright two-bedroom top-floor apartment offering flexible living space, two bathrooms and allocated off-street parking, ideally positioned in the heart of West Putney.

CHESTERTONS









Lower Richmond Road

London, SW15

- Exceptionally bright second/top-floor apartment
- Two well-proportioned double bedrooms
- Open-plan kitchen and reception room
- Bathroom and separate shower room
- Excellent built-in storage
- Freshly updated throughout
- Allocated off-street parking
- Bicycle storage
- Planning consent for a private roof terrace
- No onward chain
- Easy walking distance of Putney Common
- Close to the River Thames and riverside walks
- Excellent selection of independent cafés, restaurants and local shops nearby
- Convenient for Putney High Street and its wider amenities
- Good local bus connections
- Well positioned for transport links into Central London



Positioned on the second and top floor of a well-maintained building in West Putney, this exceptionally bright two-bedroom apartment has been recently updated throughout and offers flexible accommodation, allocated off-street parking and exciting potential to create a private roof terrace.

The open-plan kitchen and reception room is filled with natural light and provides a welcoming space for relaxing, dining and entertaining. Recent improvements include new carpets, fresh decoration, a quartz kitchen worktop and high-quality LED lighting, allowing a new owner to move straight in and enjoy.

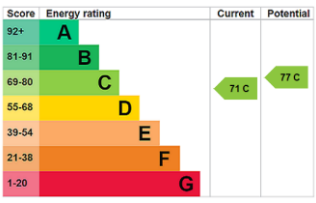
Two well-proportioned double bedrooms are arranged across separate levels, offering a degree of privacy that works particularly well for guests, sharers or those working from home. A bathroom and separate shower room add further practicality to the layout.

A particular highlight is the planning consent for an approximately 75sq ft private roof terrace. Significant preparatory work has already been undertaken, including the creation of the roof access and French doors, giving a future owner an excellent opportunity to complete the terrace and create valuable private outdoor space, subject to the existing consent and relevant requirements.

Further benefits include allocated off-street parking, bicycle storage and no onward chain.

Situated on a tree-lined section of Lower Richmond Road, the apartment is ideally placed for the independent cafés, restaurants and shops of West Putney, while Putney Common and the River Thames are both within easy walking distance. Excellent transport connections and the wider amenities of Putney are also readily accessible, offering a fantastic combination of convenience, greenery and West Putney living.

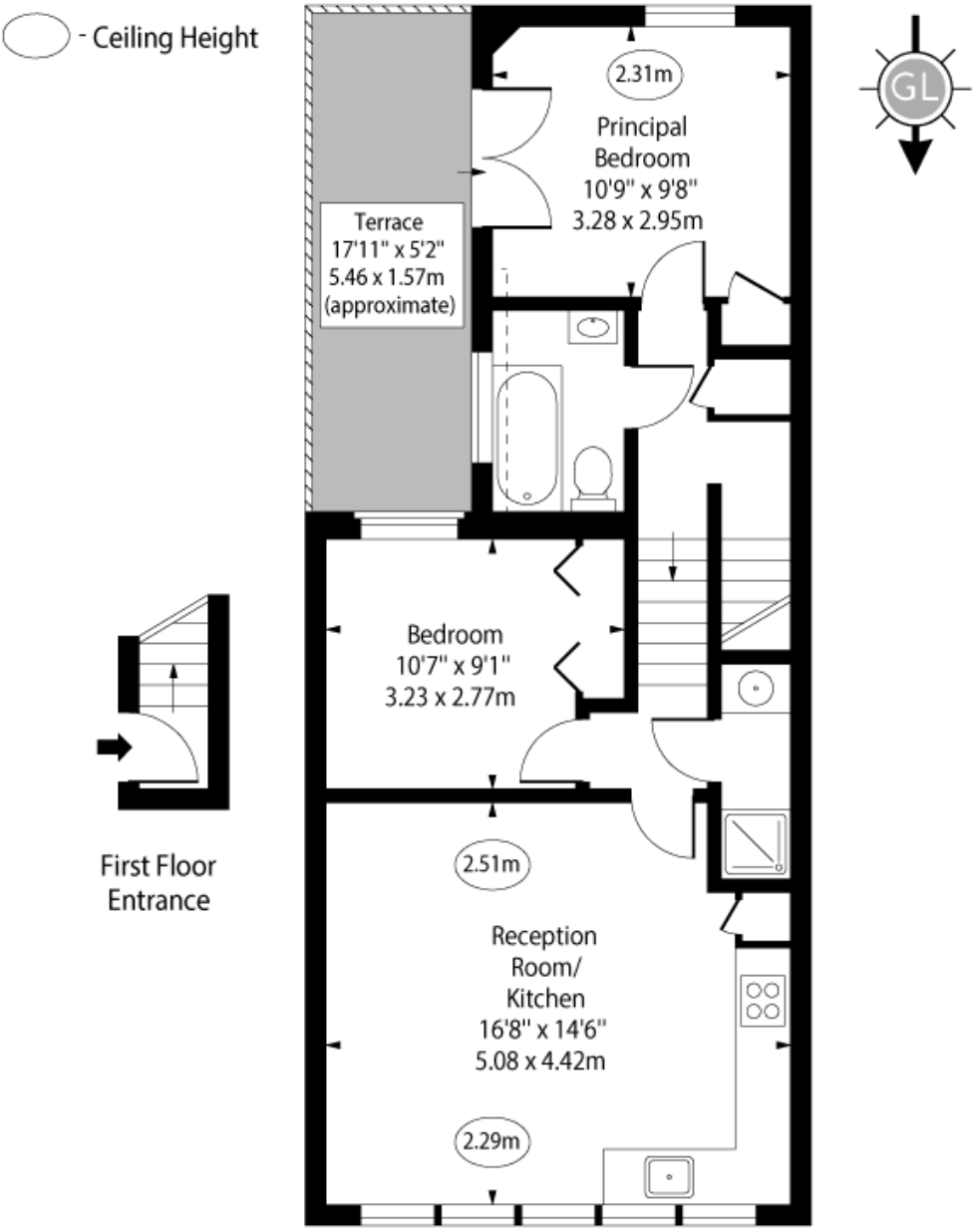
Tenure: Leasehold (Expiry: 29/09/2973)
Service Charge: £1,414.50 p.a.
Ground Rent: £35
Local Authority: Wandsworth Council
Council Tax Band: H



Chestertons Putney Sales

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Second Floor

Approx Gross Internal Area 616 Sq Ft - 57.23 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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