



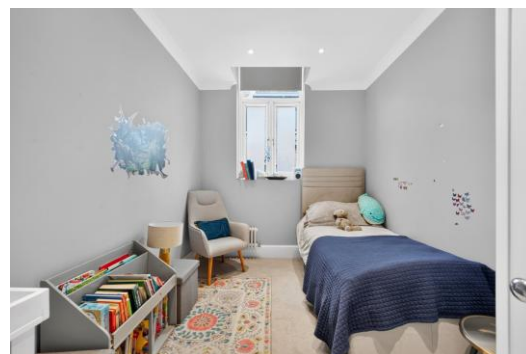
Holly Lodge

Upper Richmond Road, SW15

Asking Price £850,000

A stylish three-bedroom Victorian garden apartment featuring a private south-facing garden, spacious kitchen/diner, separate reception room, and two modern bathrooms.

CHESTERTONS



Holly Lodge

Upper Richmond Road, SW15

- Three-bedroom Victorian garden apartment
- Private south-facing landscaped garden
- Spacious kitchen/diner opening to garden
- Separate bay-fronted reception room
- Two modern bathrooms
- Off-street parking (at an additional cost)
- Less than one mile from Putney High Street
- Convenient access to Putney Train Station
- Close to local shops, cafés, and everyday amenities
- Well connected for transport into Central London



Set within an elegant Victorian property, this beautifully presented three-bedroom lateral apartment offers generous living space, stylish modern finishes, and the rare benefit of a private south-facing garden and off-street parking at an additional fee.

The home features a spacious kitchen and dining area that opens directly onto a landscaped private garden, creating a perfect setting for both entertaining and everyday living. A separate bay-fronted reception room provides a bright and comfortable retreat, while high ceilings throughout enhance the sense of space and light.

The principal bedroom enjoys French doors leading to the garden, along with excellent built-in storage. Two further well-proportioned bedrooms and two contemporary bathrooms complete the accommodation.

This superb garden apartment combines period character with modern convenience, making it an outstanding opportunity for buyers seeking style, space, and outdoor living.

Tenure: Leasehold (28/09/2980) Plus Share of Freehold

Service Charge: £3,000 p.a. Includes; sinking fund

Ground Rent: Nil

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Putney Sales

149 Upper Richmond Road

London

SW15 2TX

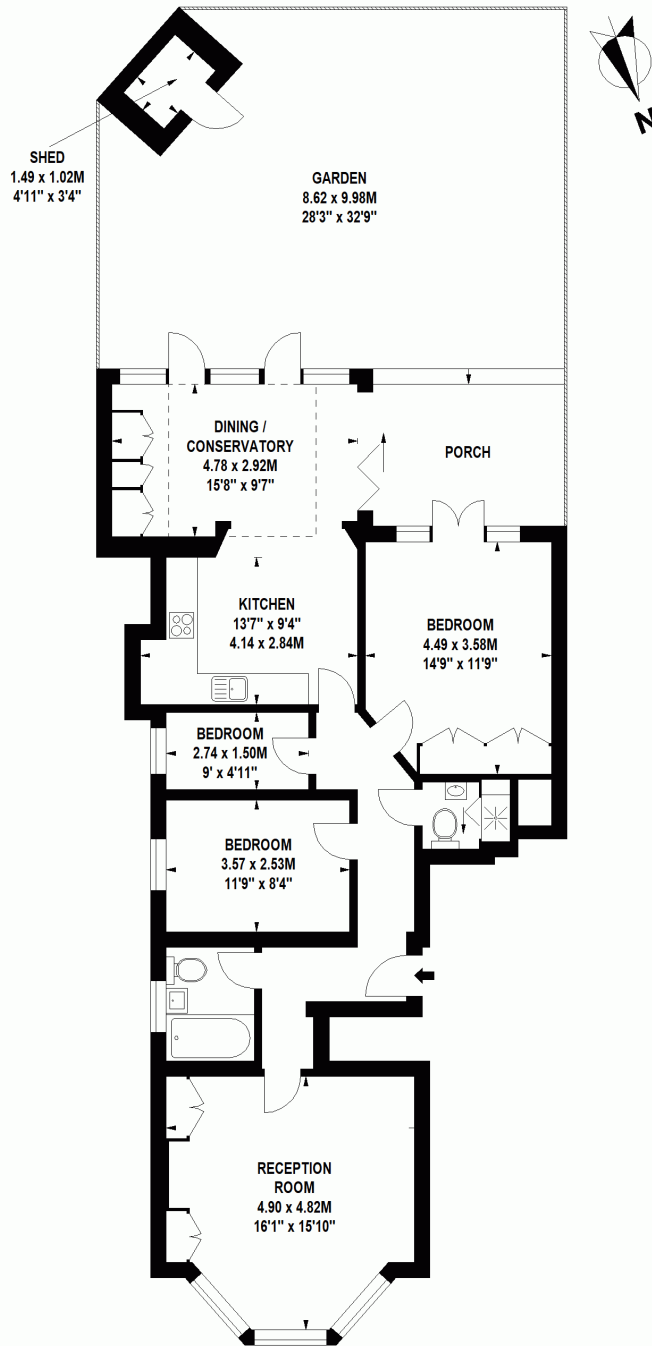
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Holly Lodge, Upper Richmond Road, SW15

Approximate Gross Internal Area 97 sq m / 1044 sq ft



Ground 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.

