



# Upper Richmond Road

London, SW15

Asking Price £525,000

A spacious and well-presented two-bedroom apartment in a charming period building, featuring high ceilings, a separate kitchen/diner and easy access to Putney amenities.

**CHESTERTONS**



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- Two well-proportioned double bedrooms with fitted wardrobes
- High ceilings and period features throughout
- Off-street parking available
- Offered to the market chain free
- 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 a charming period conversion, this impressive two-bedroom apartment offers generous proportions, high ceilings, and a wonderful sense of light throughout. Positioned away from the main road, the property provides a calm and private setting while remaining conveniently close to the vibrant heart of Putney.

The home opens into a spacious reception room, ideal for relaxing or entertaining, complemented by a bright, modern kitchen complete with integrated appliances and ample room for dining. Both bedrooms are well-sized doubles and feature built-in wardrobes, offering excellent storage without compromising space. A well-maintained bathroom completes the accommodation.

Being offered to the market chain free. With its blend of period charm, modern finishes, and an enviable location close to local amenities and transport links, this property makes an outstanding home or investment opportunity.

**Tenure:** Leasehold (Expiry: 30/04/2200)

**Service Charge:** £621 p.a. (£2,488 in 2024/25 due to expenditure on improvement works – Service charge includes insurance and any repairs to whole building)

**Ground Rent:** Peppercorn

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E



**Chestertons Putney Sales**

153 Upper Richmond Road

London

SW15 2TX

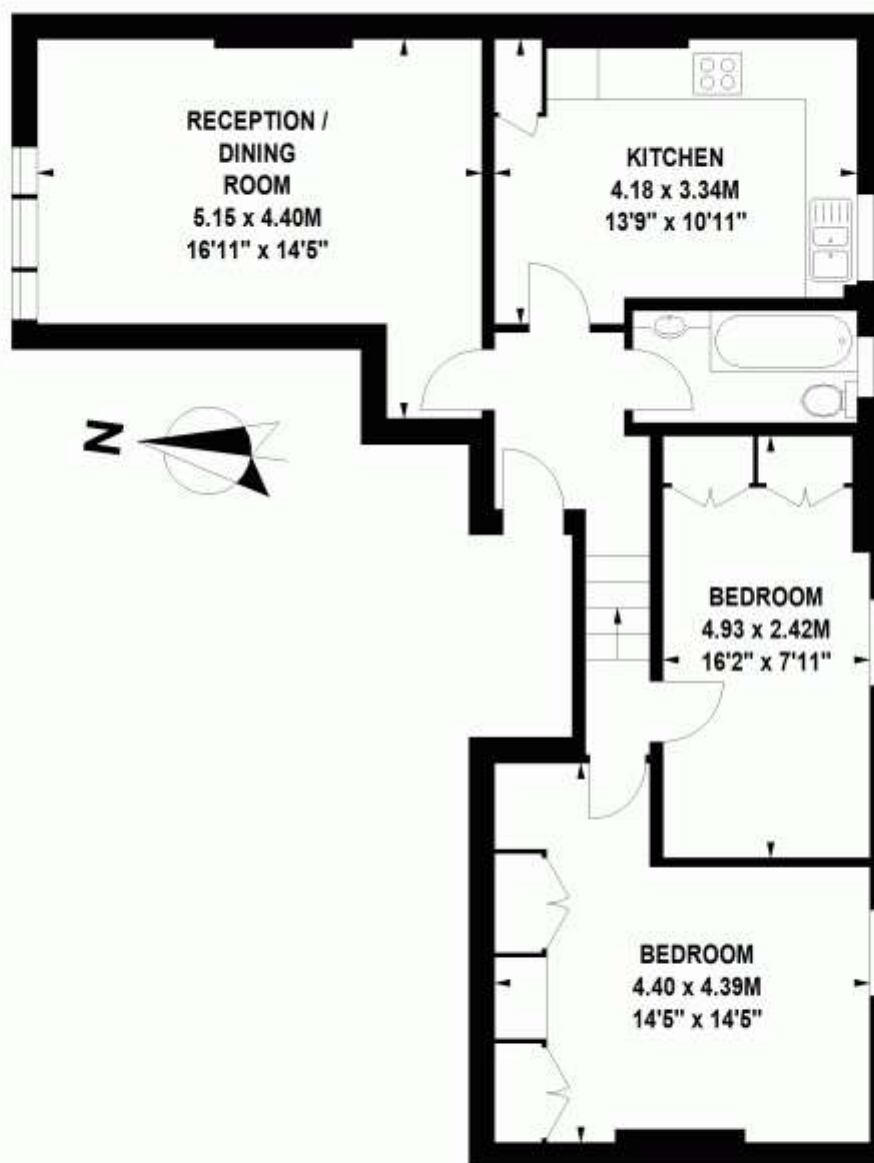
putney@chestertons.co.uk

020 8246 5959

chestertons.co.uk

# Upper Richmond Road, SW15

Approximate Gross Internal Area 71 sq m / 764 sq ft



## Second 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.

