



JAMES  
ANDERSON



## TO LET

Upper Richmond Road, London, SW15

**£2,200 Per Month**

Per Month

This bright and spacious split-level one-bedroom period conversion apartment is ideally located on Upper Richmond Road. The property features a generous lounge, a well-proportioned double bedroom, and a separate kitchen, offering a stylish yet comfortable living space that feels like a calm retreat from city life.

The location is particularly desirable, combining a peaceful setting with easy access to local amenities and excellent transport links.

Large Double Bedroom

Big Bathroom

One Reception

Kitchen / Diner

EPC E / Council Tax D / Holding Deposit £507.69

Barnes Train Station

Roehampton University

900sqft

Off Street Parking

Deposit £2538.46



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



## Second Floor

1218 sq ft / 113.2 sq m

(Including Reduced Headroom / Eaves)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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