



Listergate

Upper Richmond Road, SW15

Asking Price £575,000

A bright and spacious first-floor two-bedroom apartment with a private south-facing balcony, garage and access to communal gardens, ideally located close to Putney's transport links and amenities.

CHESTERTONS



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- First-floor apartment with lift access
- Two well-proportioned double bedrooms
- Principal bedroom with built-in storage and balcony access
- Bright reception room with doors to private south-facing balcony
- Semi open-plan fitted kitchen with integrated appliances
- Private garage within the development
- Access to well-maintained communal gardens
- Share of freehold
- Close to Putney mainline station
- Within easy reach of East Putney Underground station (District Line)
- Excellent local bus routes nearby
- Walking distance to shops, cafés and restaurants
- Good access to nearby green spaces and parks



This bright and generously proportioned two-bedroom apartment is located on the first floor of a well-maintained development and benefits from lift access, a private south-facing balcony and a share of the freehold.

The property offers a spacious reception room filled with natural light, with doors opening directly onto the private balcony, creating an ideal space for both relaxing and entertaining. A semi open-plan kitchen sits alongside the living area and is well equipped with integrated appliances and ample worktop space.

There are two well-sized double bedrooms, including a principal bedroom with excellent built-in storage and access to the balcony. A stylishly updated bathroom serves the property, complementing the well-balanced layout.

Residents benefit from beautifully maintained communal gardens, as well as a private garage within the grounds. The apartment is quietly positioned within the development while remaining conveniently located for local amenities such as the popular Putney Leisure Centre.

The shops, cafés and restaurants along Upper Richmond Road are just moments away, while there is a convenient bus stop serving both Putney mainline station and East Putney Underground station. The high-street is also 0.6 miles away.

Tenure: Leasehold (Expiry: 25/12/2109)

Service Charge: £3,662.68 p.a. plus £450 p.a. - Reserve Fund (Building), £226.80 p.a. Reserve Fund (Lift) plus £49.98 p.a. - Service Charge for Garage

Ground Rent: Nil (building) £10 p.a. Ground Rent for the garage

Local Authority: London Borough of Wandsworth

Council Tax Band: E

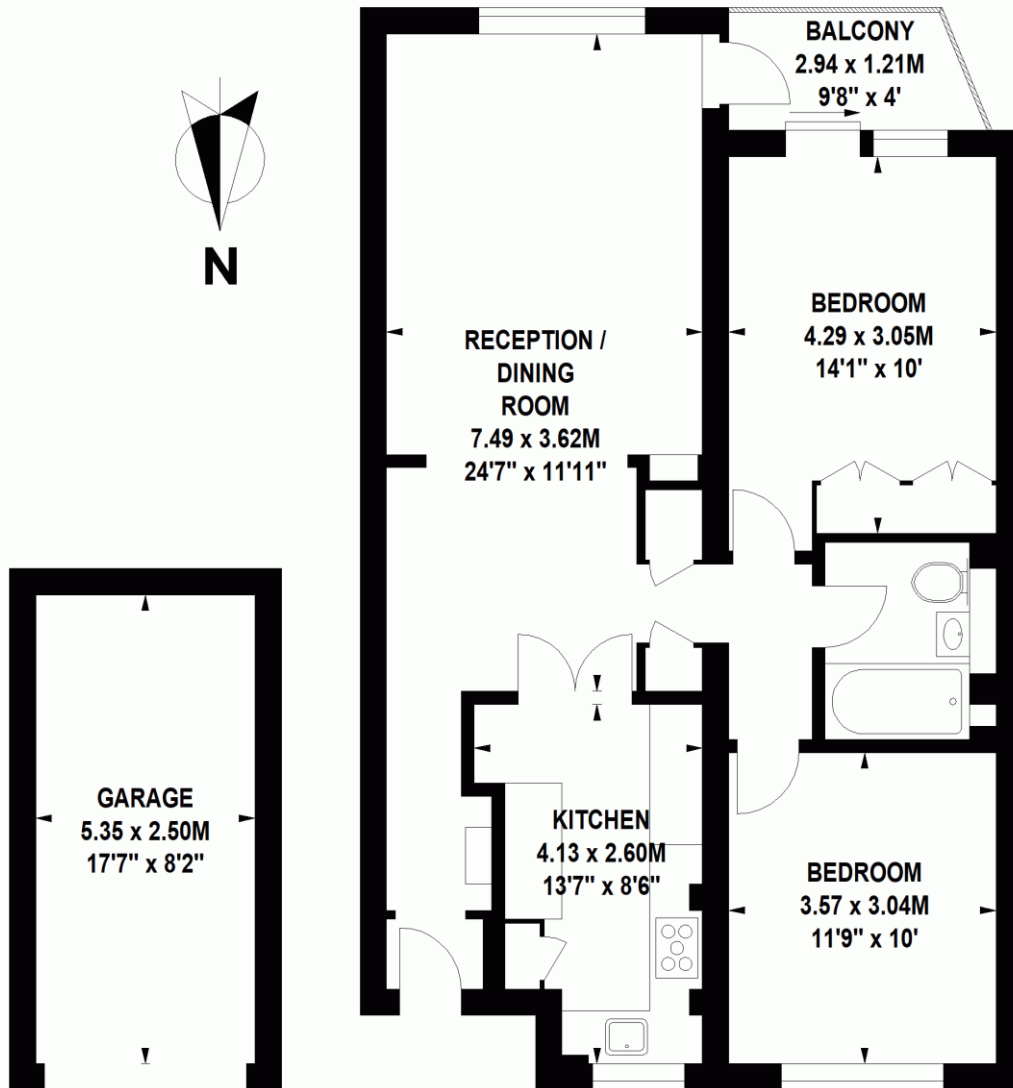
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area 75 sq m / 807 sq ft
Excluding Garage of Approximately 13 sq m / 140 sq ft



Ground Floor

First 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.