



Upper Richmond Road

London, SW15

Asking Price £625,000

Bright and spacious seventh-floor two-bedroom, two-bathroom apartment with a private balcony.

CHESTERTONS



Upper Richmond Road

London, SW15

- Bright and spacious 7th-floor apartment
- Two double bedrooms (principal with en-suite)
- Private balcony (winter garden)
- Building CCTV surveillance and 24-hour concierge service
- Communal resident areas
- Ample bike storage
- Ideally positioned between East Putney Underground and Putney Railway Station (Zone 2/3)
- Excellent transport links for commuting
- Short walk to Putney High Street shops, restaurants and amenities



Set on the 7th floor of a well-regarded modern development, this bright and spacious two-bedroom, two-bathroom apartment with a private balcony combines contemporary comfort with standout convenience.

The interior is finished to a high standard, featuring hardwood flooring throughout the hallway, kitchen and living areas, complemented by underfloor heating. The fully fitted modern kitchen includes sleek units and integrated Siemens appliances, creating a clean, streamlined look ideal for everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom further enhanced by a sleek en-suite shower room, alongside a second well-appointed bathroom ideal for guests or sharers.

Residents benefit from excellent on-site amenities including a 24-hour concierge, welcoming communal areas, and plentiful bike storage, making day-to-day living effortless.

Perfectly positioned between East Putney Underground and Putney Railway Station (Zone 2/3), the apartment is superb for commuters. Putney High Street is within easy walking distance, offering a great mix of shops, cafés, restaurants and local services, while the River Thames and the open green spaces of Wandsworth Park are close by for weekend strolls and outdoor time.

Tenure: Leasehold (Expiry: 01/01/3012)

Service Charge: £4,598.26 p.a. Includes reserve fund

Ground Rent: £500 p.a.

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that some of the marketing photographs have been digitally enhanced with CGI furniture for illustrative

Chestertons Putney Sales

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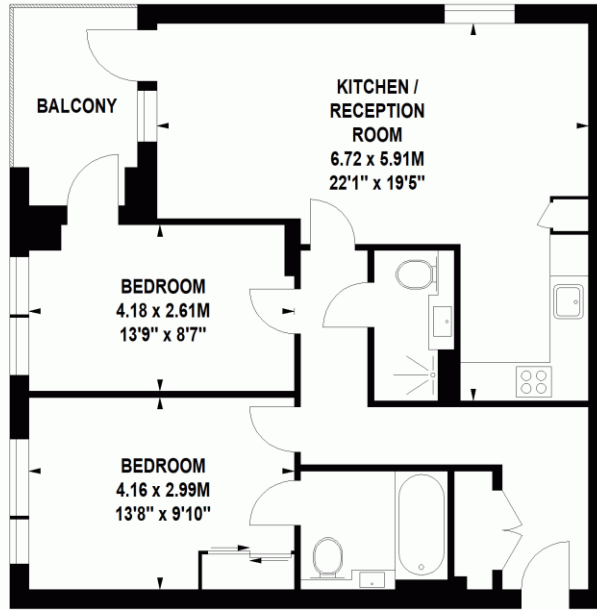
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Approximate Gross Internal Area 71 sq m / 764 sq ft



Seventh 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.

