



JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

£515,000

Guide Price

Situated on the sought-after Upper Richmond Road, this stylish two-bedroom, two-bathroom apartment offers well-presented and contemporary living space, complemented by a private balcony and an excellent location in the heart of Putney. Combining generous proportions with modern finishes throughout, this impressive home is ideal for first-time buyers, professionals, downsizers and investors alike.

The property is welcomed by a spacious entrance hall, leading into a beautifully designed open-plan reception room and kitchen. This impressive living area provides the perfect space for both relaxing and entertaining, with large windows allowing an abundance of natural light to fill the room. The modern fitted kitchen features integrated appliances, ample storage and quality finishes, creating a practical yet stylish hub of the home.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a contemporary en suite shower room. The second bedroom is served by a separate modern bathroom, offering flexibility for guests, home working or additional living requirements.

A standout feature of the property is the private balcony, providing a wonderful outdoor space to enjoy a morning coffee, unwind after a busy day or entertain during the warmer months.

Positioned in a highly convenient location, the property is within easy reach of Putney High Street, where residents can enjoy a wide range of shops, cafés, restaurants and local amenities. The nearby green spaces of Putney Heath, Wandsworth Park and Richmond Park provide excellent opportunities for walking, exercise and outdoor leisure.

The area is also well served by a number of highly regarded schools and benefits from excellent transport links, including Barnes Mainline Station with direct services to London Waterloo, nearby Putney Mainline Station, and numerous bus routes, providing convenient access across London.

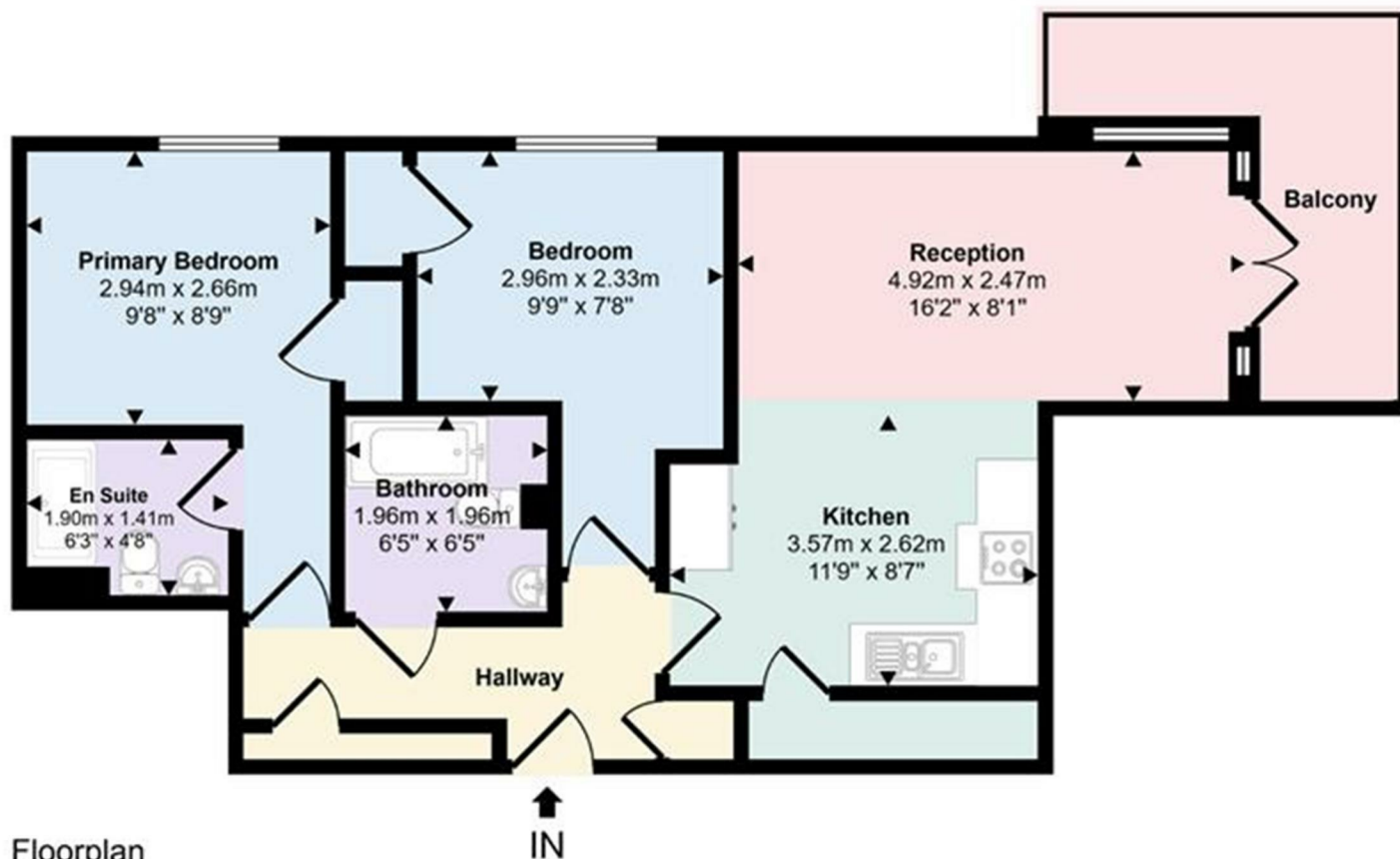
Lease - 106 Years
SC - £3142 p/a
GR - £350
EPC Rating - TBC
Council Tax - E



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020 8788 6611

Approx Gross Internal Area
59 sq m / 634 sq ft



Floorplan

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			
	82	83	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

