

RIVERHOMES

Lower Richmond Road
Putney SW15

£950,000
Share of Freehold



Lower Richmond Road Putney SW15

A beautiful three double bedroom mansion flat on the second floor of the elegant and desirable Kenilworth Court in Putney. Kenilworth Court is an immaculately kept development on Putney Riverside, with on-site porter and estate management. With high ceilings and feature windows this apartment is filled with light and benefits from south facing views across the communal gardens. Offering large proportions throughout, the apartment comprises a good size reception room, separate dining room, three double bedrooms plus a shower room and

second toilet. The separate kitchen has significant storage space and small breakfast area. Lying beside the river and close to Putney Bridge and Putney High Street where the National Rail Station (trains to Waterloo) is situated. The closest underground station is Putney Bridge (District Line). There is also an extensive bus network and the number 22 bus goes directly to Oxford Circus. The Thames Clippers service on nearby Putney Embankment offers commutes to Blackfriars and Canary Wharf.

KEY FEATURES

3 bedrooms

3 bathrooms

High ceilings with feature windows

Separate kitchen with breakfast area

Ample storage

South facing views of the communal garden

On-site porter and estate management

Walking distance to Putney Bridge and Putney High Street

Transport links to Putney Bridge, Thames Clippers service and National Rail Station, as well as an extensive bus service

Maintenance charge £5,384 per annum approx.

Building insurance £111,000 per annum approx.





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,169 sq. ft. / 108.50 sq. m.
Council tax band:	F
Lease length:	157 years remaining
Service charge:	£5,384 per annum approx.
Building insurance:	£111,000 per annum approx.

