



**JAMES  
ANDERSON**

Upper Richmond Road  
London SW15  
Guide Price £480,000



## Upper Richmond Road London SW15

This delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 774 square feet, the property features two spacious double bedrooms, with two bathrooms, including a stylish en-suite, this property is ideal for professionals or young families looking in the highly desirable central Putney, close to excellent transport links.

Situated at the rear of the building, the flat enjoys a peaceful and quiet setting away from street noise. The heart of the home is the large, south-facing open plan kitchen and reception room, benefitting from an open outlook, allowing plenty of natural light, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is equipped with built-in appliances, making it a delight for those who enjoy cooking or entertaining.

In addition to its appealing layout, the flat comes with the added benefit of an allocated off-street parking space, a rare find in this bustling area. As well as, a large, private storage cage located in the building, providing significant added value, improving organisation, efficiency, meeting practical needs and contributes to a more organized, efficient, and appealing home environment .

Percy Laurie House is a gated development set back from the Upper Richmond Road. It is a converted 1930's art-deco Police Station House which has great character. The building is also, equipped with lift access, providing easy and convenient access to your home. It is situated in the heart of Putney and is within a few minutes' walk of both Putney mainline and East Putney underground stations. Many shops and restaurants are found on the Putney High Street which is a stone's throw away.

The property is currently vacant and available with no onward chain.















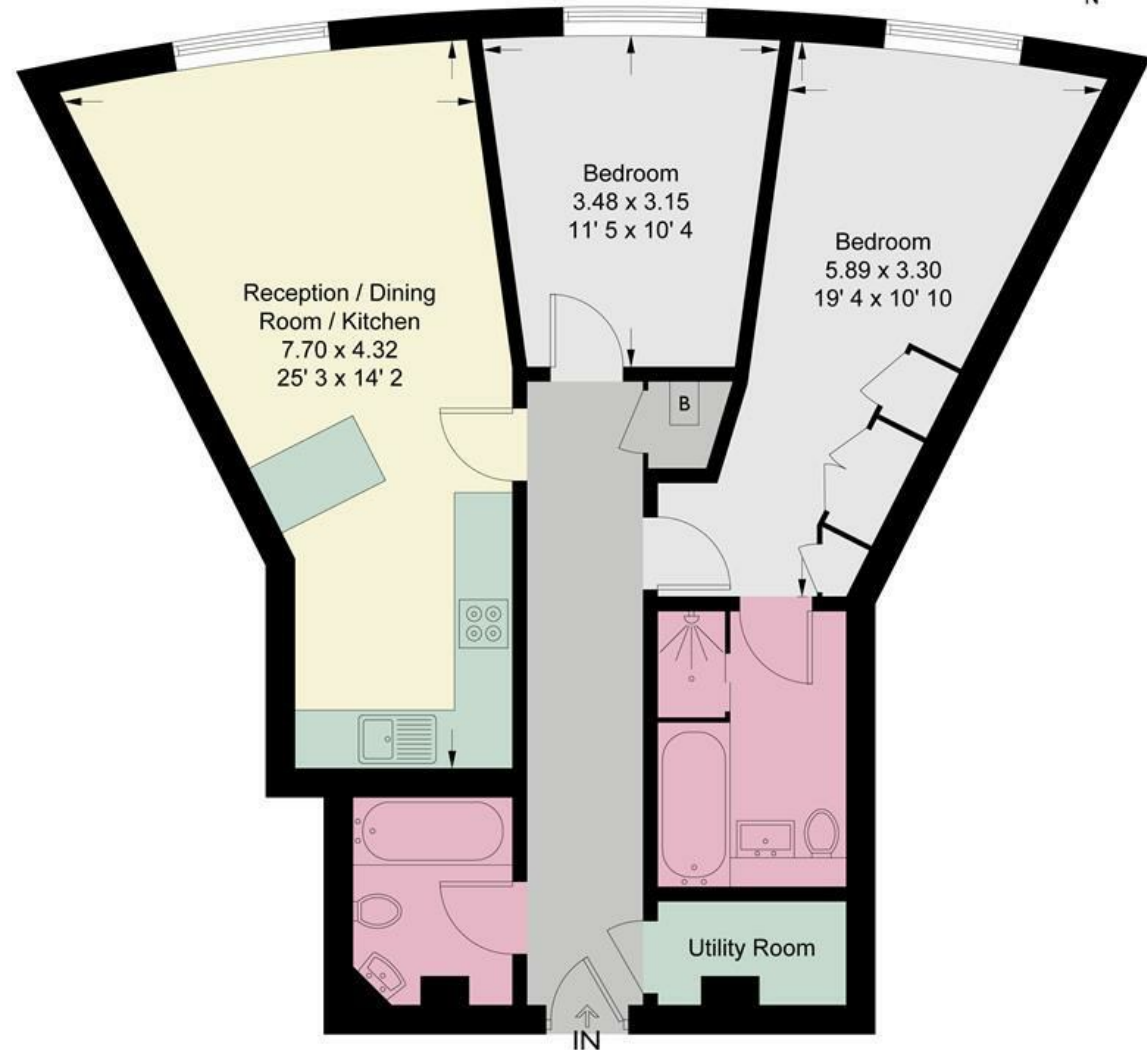


# Percy Laurie House

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



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First Floor



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