

Lugus HOMES



Flat 16, Grangewood 48-50 Upper Richmond Road, London,
Asking price £390,000





Flat 16, Grangewood 48-50 Upper Richmond London, SW15 2RN

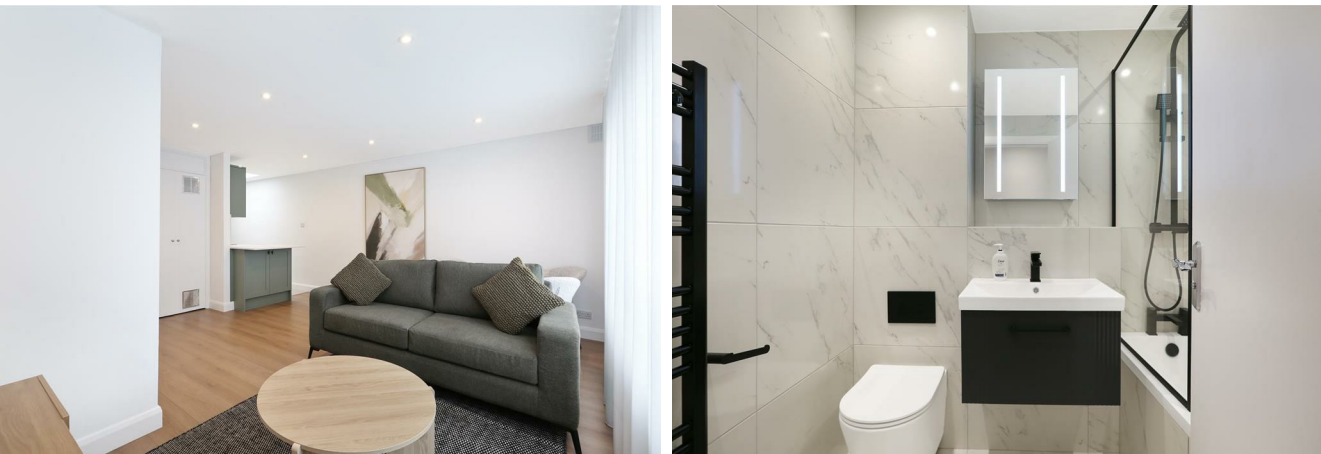
- Top-floor apartment
- Approximately 512 sq ft of internal space
- Allocated car parking space
- Brand new lease
- 0.6 miles from Putney Railway Station (National Rail)
- South-west facing aspect
- Fully equipped kitchen with AEG or Bosch appliances
- Contemporary bathroom with sleek matt black fixtures
- 0.3 miles from East Putney Underground Station (District Line)
- Skylight in kitchen
- Skylight in kitchen

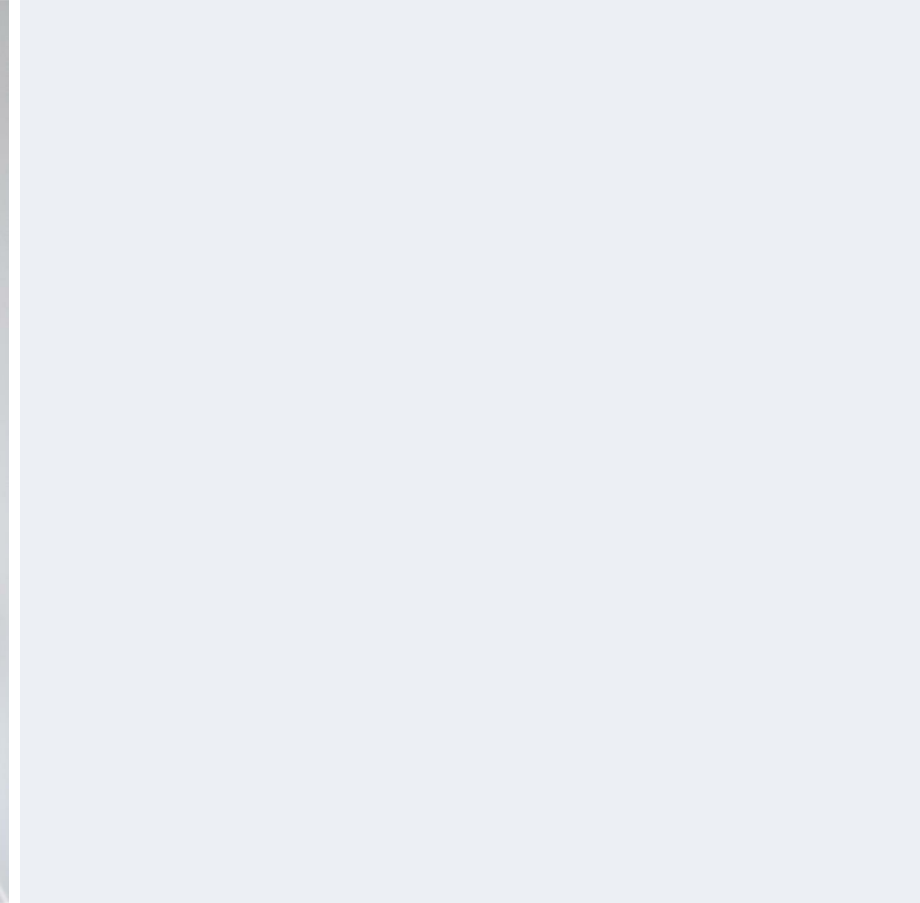
A stylish top-floor apartment set within a well-maintained purpose-built development in the heart of Putney, benefiting from a desirable south-west facing aspect and approximately 512 sq. ft. of internal living space. Offered with no onward chain.

The property has been fully refurbished to a high standard throughout, featuring a contemporary fitted kitchen with AEG/Bosch appliances, stone worktops, breakfast bar, and a skylight that floods the space with natural light. The kitchen flows seamlessly into a bright reception room enjoying attractive leafy views. The sleek modern bathroom is finished with contemporary matt black fittings. Further benefits include a secure allocated parking space, making this an excellent first-time purchase, London pied-à-terre, or investment opportunity.

Ideally positioned just 0.3 miles from East Putney Underground Station and 0.6 miles from Putney Mainline Station, the property offers excellent connectivity into Central London, alongside easy access to Putney High Street's shops, cafés, restaurants, and nearby green open spaces.

The asking price reflects that the incoming purchaser will be responsible for completing the agreed lease extension directly. Terms have already been agreed in principle between the seller and freeholder, with formal confirmation to be assigned to the purchaser following completion of probate. Upon completion of the lease extension, the property will benefit from a new long lease with approximately 166 years remaining and a peppercorn ground rent.



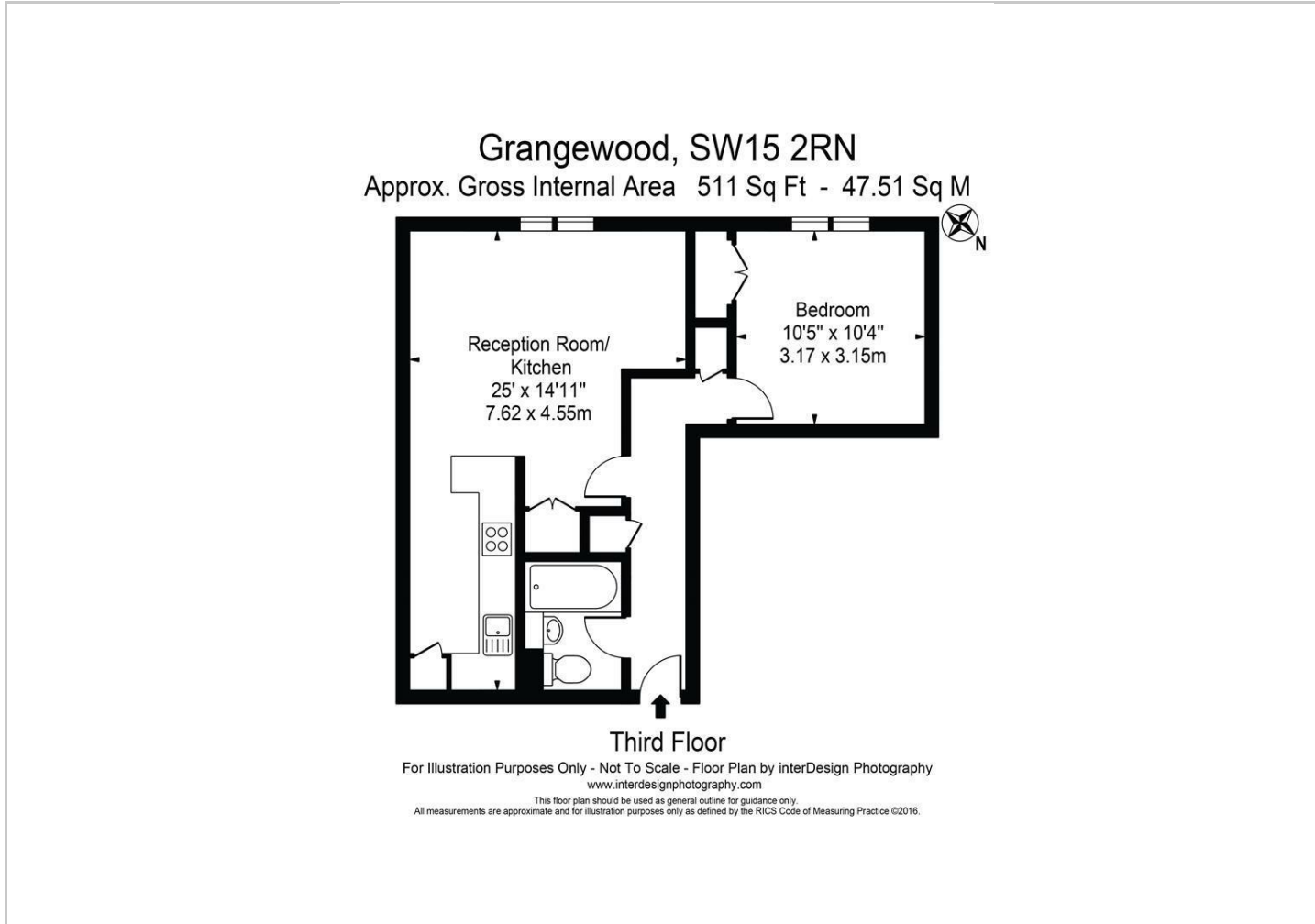


Directions





Floor Plans



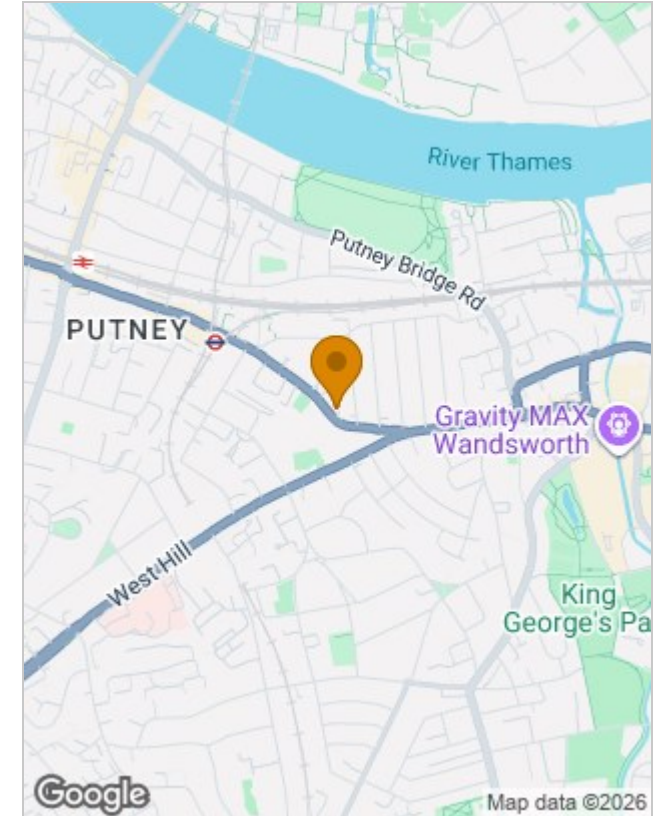
Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

