



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road, London, SW15

This beautifully presented two-bedroom flat on Upper Richmond Road is situated in an impressive Victorian pub converted in 2017, with vibrant Putney and cosy Barnes on its doorstep. The property offers a perfect blend of Victorian period features, including high ceilings and oak hardwood floors, alongside modern convenience with high-end, practical finishes.

Spanning an impressive 922 sq feet, this purpose-built residence boasts a well-designed layout. Two spacious double bedrooms, including a principal suite with a built-in Lema wardrobe and an en-suite bathroom, ensure ample privacy for its occupants. A welcoming reception room serves as an ideal space for relaxation or entertaining guests. The modern Hacker kitchen, featuring quartz worktops and Siemens appliances, is complemented by a separate utility room, providing additional storage and functionality.

The property is painted in Farrow & Ball paints throughout, and further enhanced by gas heating with smart controls, underfloor heating in both bathrooms, a heat recovery ventilation system, and double-glazed windows, ensuring a comfortable and peaceful living environment while maintaining energy efficiency.

Residents will appreciate the convenience of lift access, making it easy to navigate the building. Additionally, the communal roof terrace offers a delightful outdoor space to unwind and enjoy views of the surrounding area.

**£550,000**

Offers In Excess Of



Two Double Bedrooms



Two Bathrooms (One En-suite)



Spacious Open Plan Living



Excellent Condition Throughout



EPC Rating C - Council Tax Band D - Leasehold



922 sq ft/ 85.7 sq m



Private Basement Storage Unit



Lift Access



Excellent Transport Links



Communal Roof Terrace



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

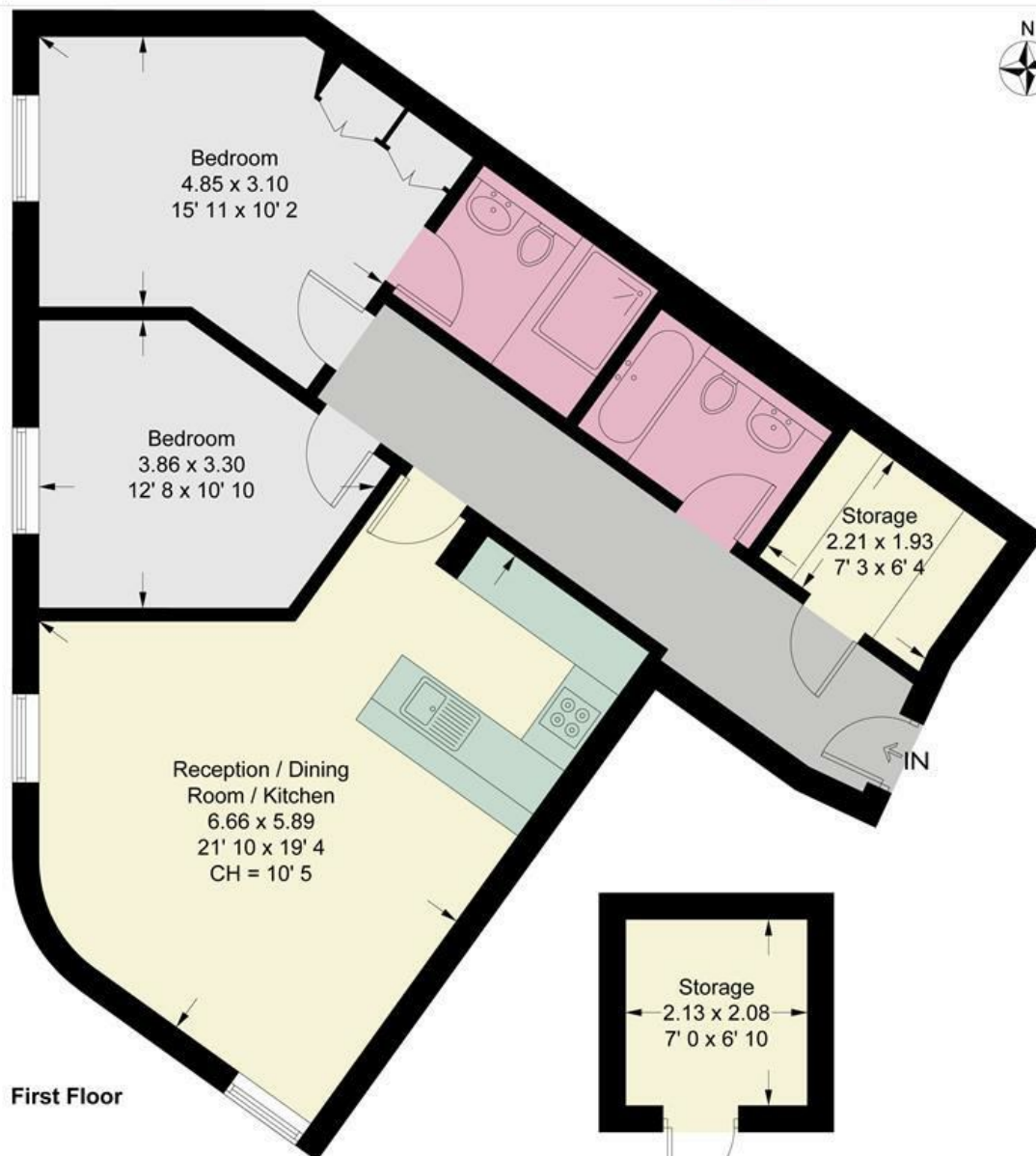
0208 785 4400

# Upper Richmond Road

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m  
(Including Storage)  
Storage = 49 sq ft / 4.6 sq m



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(Not Shown In Actual  
Location / Orientation)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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