



**JAMES
ANDERSON**



FOR SALE

£345,000

Upper Richmond Road, London, SW15

Guide Price

Chain free - This splendid one-bedroom flat in Belvedere Court offers a perfect blend of comfort and convenience, spanning an impressive 581 square feet, this purpose-built residence is ideal for individuals or couples seeking a stylish urban retreat.

The property features a light and airy, spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests, and a separate kitchen. The large double bedroom is a true highlight, offering ample space and natural light, and includes fitted wardrobes.

The flat boasts a private balcony, an excellent spot for enjoying your morning coffee or unwinding after a long day. With lift access and bike storage available, this property caters to modern living needs, making it easy to navigate the building and store your bicycle securely.

Residents will appreciate the off-street parking, a rare find in this bustling area, providing added convenience for those with vehicles. Furthermore, the absence of a chain means a swift and straightforward purchase process, allowing you to settle into your new home without delay.

In close proximity to Belvedere Court are local shops, cafes and a swimming pool/fitness. The Upper Richmond Road is well served by buses as well as local stations, with Putney Railway just a 5 min walk away and East Putney tube station just 9-10 min walk away.

-  One Double Bedroom
-  Lift Access
-  Large Reception Room
-  Excellent Condition Throughout
-  Separate Kitchen
-  Off Street Parking Available for Residents
-  Private Balcony
-  Highly Desirable Location
-  Leasehold - Council Tax Band C - EPC Rating C
-  No Onward Chain



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

0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 581 sq ft / 54 sq m



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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) 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			
		71	79
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		

