



A well-presented two bedroom apartment with secure off-street parking

**Percy Laurie House, 217 Upper Richmond Road, Putney, London, SW15 6SY**

Guide Price £585,000 Leasehold





Great central location • Close to amenities • Contemporary feel  
• Ideal for sharing • Smart kitchen • Formal communal entrance hall • Kitchen / reception room • Two double bedrooms • Bathroom • En suite shower room • Lift & portage • Storage space • Off-street parking space

#### Local Information

A well located apartment situated just to the west of Putney High Street where there is the mainline station (Waterloo) and close to excellent local amenities on the Upper Richmond Road itself. The nearest underground is East Putney (District Line).

#### About this property

This delightful two bedroom apartment is located within this secure development ideally placed for the shopping and transport services of Putney High Street. The property was converted by Crest Nicholson from its previous life as a Police station to the wonderful apartments of today.

The apartment is located on the first floor and is approached via the lift or staircase. The reception room has a wooden floor, two sets of windows, and can easily accommodate a sofa and dining table. The open plan kitchen is fully fitted and is equipped with quality appliances. The property boasts two double bedrooms with the main bedroom having an en suite shower room in addition to the separate bathroom.

The gated development features a Concierge.

#### Tenure

Leasehold(104 years remaining)

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone:

+44 (0) 20 8780 9900.





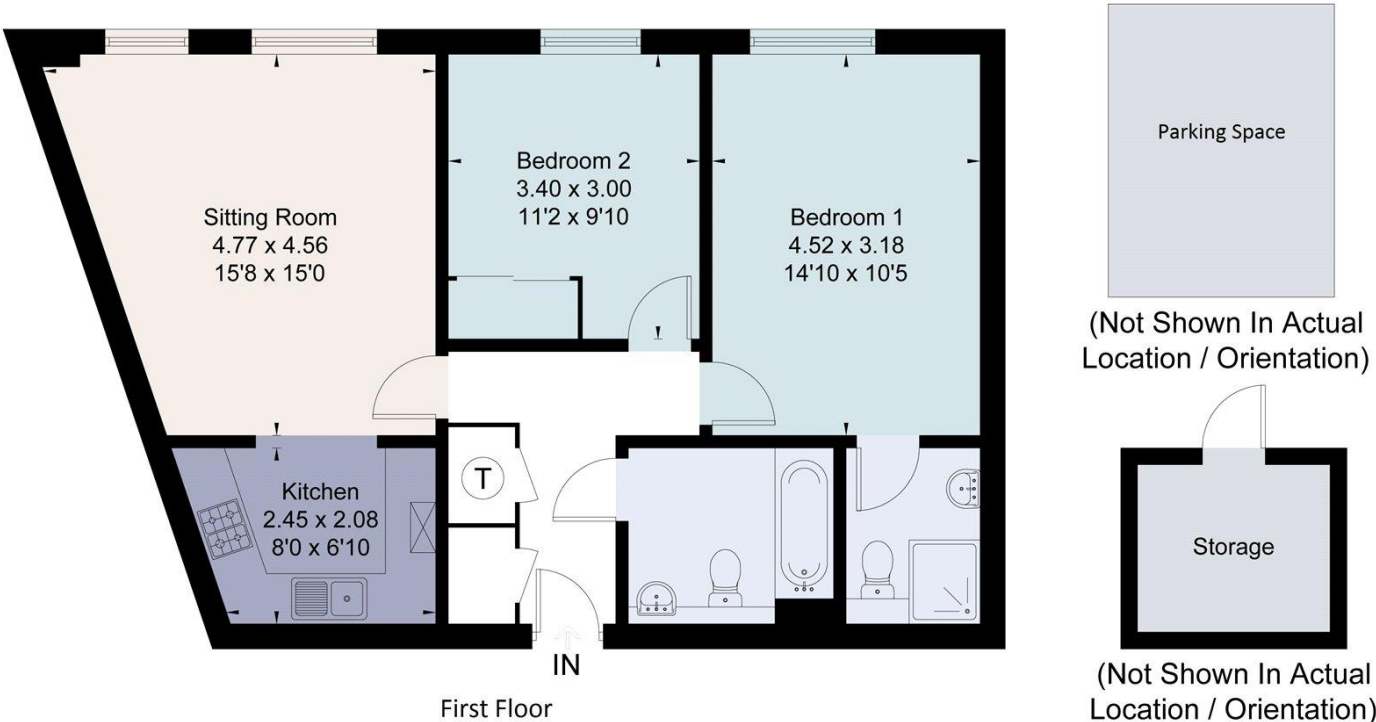


Percy Laurie House, 217 Upper Richmond Road, Putney, London, SW15 6SY  
Gross Internal Area 740 sq ft, 68.8 m²

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Approximate Area = 68.8 sq m / 740 sq ft  
(Excluding Storage & Parking space)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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