



Light and spacious split level three bedroom flat with huge potential  
1,210 sq ft (112.4 sq m)

Lower Richmond Road, Putney, London, SW15 1JP

Guide Price £625,000 Freehold







Excellent accommodation • Good storage facilities •  
Opportunity to create a roof terrace • Light and spacious •  
Three bedrooms • Patio • 1,210 sq ft

#### Local Information

The property is well located, being just West of Putney Bridge and the High Street, where the Mainline Station (Waterloo) is situated. The closest underground is Putney Bridge (District Line).

The number 22 bus goes directly to Piccadilly from the Lower Richmond Road nearby.

#### About this property

A light and spacious three bed split level flat. The property has its own front door located off Glendarvon Street.

The property includes a private courtyard area and large storage unit perfect for bicycle storage or a home gym.

There is a large kitchen with separate living area and then potential to add a roof terrace subject to planning permission.

There are three good sized bedrooms and a bathroom.

#### Tenure

Freehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = E

#### Viewing

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

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Lower Richmond Road, Putney, London, SW15 1JP  
Gross Internal Area 1210 sq ft, 112.4 m²


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Approximate Area = 112.4 sq m / 1210 sq ft (Excluding Storage)  
Storage = 10 sq m / 108 sq ft  
Including Limited Use Area (2.7 sq m / 29 sq ft)  
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	50
(21-38)	F	60
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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