



## A stylish and contemporary penthouse apartment with roof terrace

**Upper Richmond Road, Putney, London, SW15 6jP**

Guide Price £775,000 Leasehold





Fabulous roof top views • Contemporary feel • Top floor • Underfloor heating • Basement storage • Direct lift access • Gorgeous open plan space • Remainder 10 year warranty • Hallway • Reception / kitchen / dining room • Two double bedrooms • En suite bathroom • En suite shower room • Cloakroom • Roof terrace • Storage cupboards • Basement storage

#### Local Information

Upper Richmond Road with its excellent local amenities, is ideally located for Putney High Street, East Putney Station (district line) and Putney and Barnes mainline stations (Waterloo).

It is also well situated for the Roehampton and Hurlingham Clubs and many highly regarded schools.

#### About this property

A fabulous top floor penthouse apartment with direct access from the lift and having a lovely light and airy contemporary feel.

This highly individual home is beautifully presented with much attention to detail and benefits from a high specification throughout such as underfloor heating, air filtration system and floor to ceiling windows and doors.

A notable feature is the lovely open plan in style reception room leading to a stylish kitchen with quality work surfaces and appliances.

Elsewhere are two double bedrooms, both with fitted wardrobes as well as their own en suite bath and shower rooms.

There is also a clever use of storage cupboards throughout the property along with additional storage space in the building's basement.

Outside, there is a wrap-around roof terrace enjoying a south westerly aspect with panoramic views.

#### Tenure

Leasehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = B

#### Viewing

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

Telephone: +44 (0) 20 8780 9900.





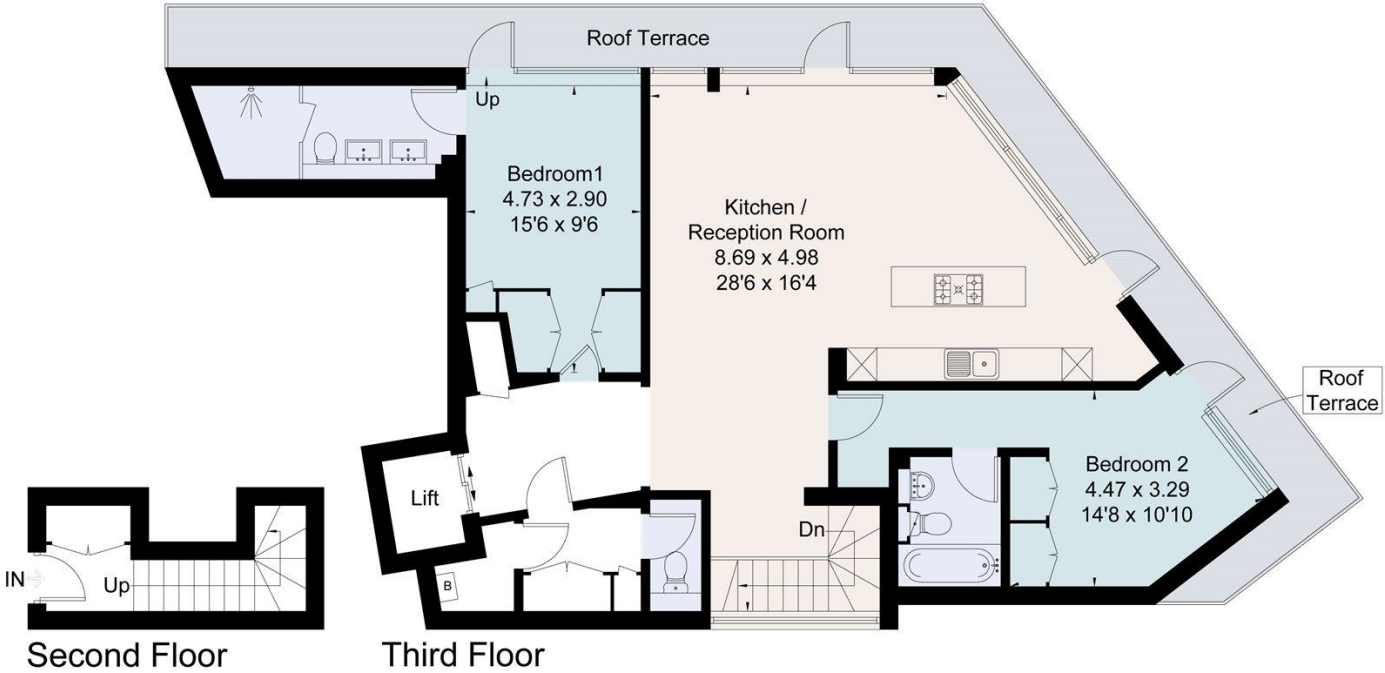


Upper Richmond Road, Putney, London, SW15 6JP  
Gross Internal Area 1179 sq ft, 109.5 m²


Matthew Heard  
Putney  
+44 (0) 20 8780 9900  
mheard@savills.com

 onTheMarket.com |  savills | savills.co.uk

Approximate Area = 109.5 sq m / 1179 sq ft  
(Including Lift)  
Roof Terrace = 24.4 sq m / 263 sq ft  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 277925

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	85
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210513NLSM

