



A gorgeous and beautifully presented three bedroom garden apartment

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

Guide Price £800,000 Share of Freehold





Tastefully presented • Contemporary feel • Lovely private garden • Two floors • Period features • Eat-in kitchen • Hallway • Reception room • Utility room • Kitchen/breakfast room • Three bedrooms • En suite bathroom • Shower room

#### Local Information

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

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

#### About this property

A fabulous ground and first floor apartment that enjoys 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. A notable feature is the lovely reception room with its handsome, tall bay front window with louvered shutters, as well as wood floors and a high ceiling. There is also a period fire place with a fitted wood burning stove which comes into its own on a winter evening.

Elsewhere is an attractive kitchen / breakfast room with quality fitted units and ample space for dining. There is also a useful separate utility room to the rear.

On the first floor are the three bedrooms with the third being used as a dressing room which could easily be used as a study also. These rooms are well served by an en suite bathroom to the main, plus an additional newly done shower room.

Outside, there is a pretty garden, exclusive to the property, which enjoys a good degree of privacy. This is mainly laid to lawn, but also has a good sized terrace, perfect for seating and al fresco dining.

#### Tenure

Share of Freehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = D

#### Viewing

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

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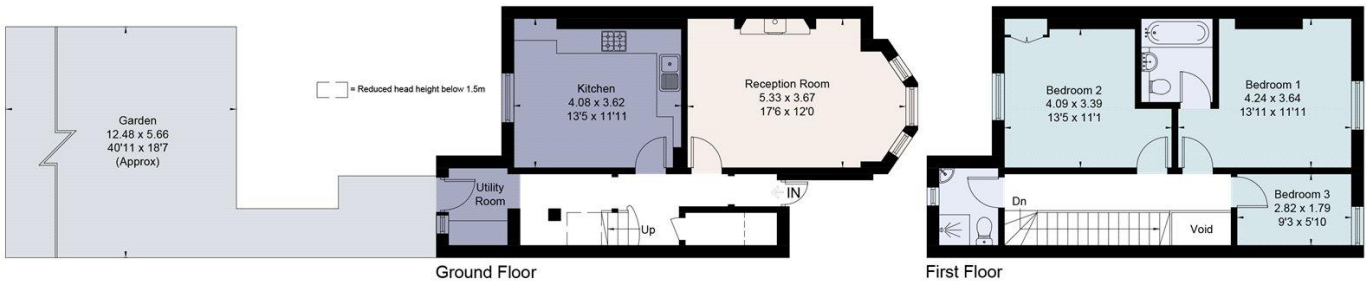








Approximate Area = 97.7 sq m / 1052 sq ft  
(Excluding Void)  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 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	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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