



A well-presented first floor two bed apartment with roof terrace

Upper Richmond Road, Putney, London, SW15 6SP

Guide Price £450,000 Leasehold (151 years remaining)



Good central location • Close to amenities • Contemporary feel
• Well-presented • South facing roof terrace • Kitchen •
Reception room • Two double bedrooms • Bathroom • Roof
terrace • No onward chain

Local Information

A well located apartment situated 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).

There is a good selection of outstanding schools within the catchment area, both state, Church and private.

About this property

This delightful two bedroom apartment is situated to the rear of the first floor, end of terrace period property. So nice and quiet.

It is well-presented and has a light and airy feel due to a dual aspect and has been much improved by its current owners. The 17 ft kitchen / reception room is well laid out with newly fitted units and French doors opening to outside. The balcony / roof terrace benefits from a southerly aspect with opaque glazed walls offering light as well as privacy.

Elsewhere are the two bedrooms, well served by a modern and contemporary bathroom.

Close to Putney Lawn tennis club with views from the terrace.

Tenure

Leasehold(151 years remaining)

Local Authority

Wandsworth

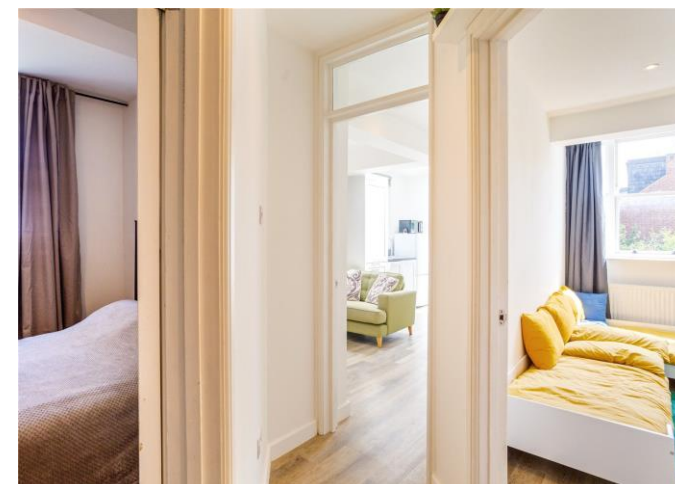
Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 20 8780 9900.



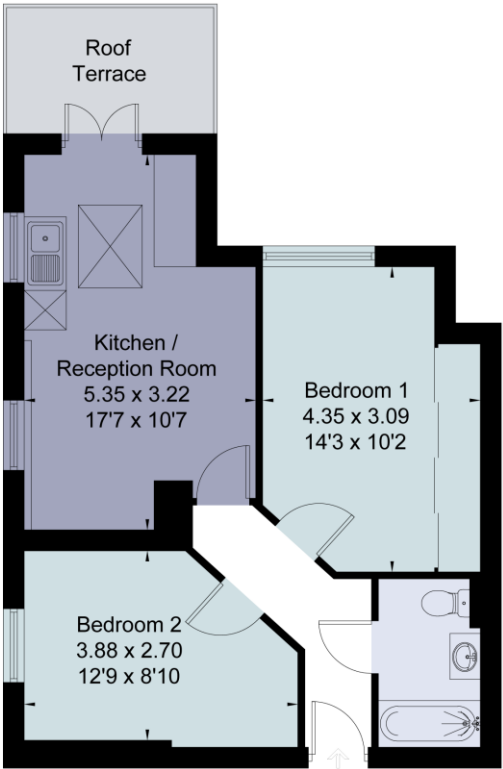


Upper Richmond Road, Putney, London, SW15 6SP
Gross Internal Area 515 sq ft, 47.8 m²

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Approximate Area = 47.9 sq m / 515 sq ft
Roof Terrace = 5.3 sq m / 57 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
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First Floor

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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