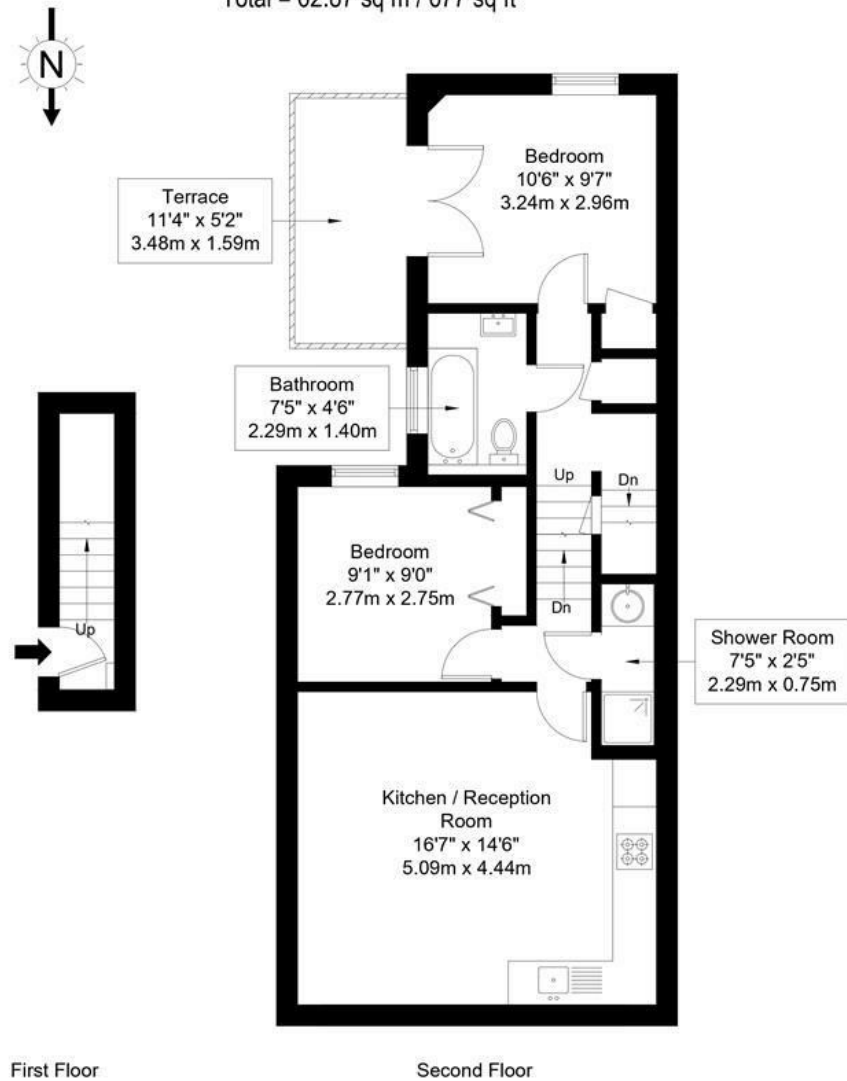


## Lower Richmond Road, SW15 1HJ

Approx Gross Internal Area = 57.34 sq m / 617 sq ft  
 Terrace = 5.53 sq m / 60 sq ft  
 Total = 62.87 sq m / 677 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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 •All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 •All measurements are approximate.



## Lower Richmond Road, Putney, SW15

Located on a tree-lined stretch of Lower Richmond Road, this extremely light two-bedroom 2nd/top-floor flat offers a rare combination of balanced accommodation, off-street parking, outdoor potential and immediate access to both Putney Common and the River Thames. The flat has been freshly redecorated and newly carpeted, with a recently installed quartz kitchen worktop and high-quality Orluna LED downlights to most rooms. The open-plan kitchen/reception room is bright and welcoming, with practical dining/living layout. Both bedrooms are of a similar size and are arranged over separate levels, with a bathroom on one level and a separate shower room on the other. This makes the flat particularly well suited to two independent occupants, guests or home working. Planning permission has recently been granted for a private roof terrace, with the major access works already completed via French doors set into the mansard. The property also benefits from allocated off-street parking to the rear, an area for bicycle storage, a long lease of approximately 970 years and no onward chain. Putney Common and the river towpath are a few minutes walk away. Lower Richmond Road itself offers a lovely neighbourhood feel, with cafés, restaurants, local shops and pavement seating close by.



- EXTREMELY LIGHT SECOND/TOP-FLOOR FLAT
- OPEN-PLAN KITCHEN/RECEPTION ROOM
- PLANNING PERMISSION GRANTED FOR PRIVATE ROOF TERRACE (ROOF ACCESS ALREADY CREATED VIA FRENCH DOORS)
- FRESHLY REDECORATED, NEWLY CARPETED, NEW QUARTZ WORKTOP AND ORLUNA LED DOWNLIGHTS
- APPROXIMATELY 947-YEAR LEASE
- TWO BEDROOMS OF SIMILAR SIZE
- BATHROOM PLUS SEPARATE SHOWER ROOM
- ALLOCATED OFF-STREET PARKING TO REAR WITH AREA FOR BIKE STORAGE
- QUARTZ KITCHEN WORKTOP AND ORLUNA LED DOWNLIGHTS
- NO ONWARD CHAIN

Guide Price  
**£535,000**  
 Available

