

RIVERHOMES

Lower Richmond Road
Putney SW15

£750,000
Share of Freehold



Lower Richmond Road Putney SW15

This two bedroom flat is in the rarely available, landmark Victorian mansion block called The Star and Garter. In the heart of Putney, it features spectacular river views up and down the Thames and towards Fulham's Bishops Park, with its green, open spaces. The apartment is on the third floor and comprises an airy living room with beautiful sash windows and French doors to a Juliet balcony which overlooks the river. From there, double doors lead to the second bedroom, which could be made into the kitchen / dining room instead. There is a good size master

bedroom, kitchen and one bathroom. The apartment is very close to the shops, bars and restaurants of Putney and ideally situated for the start of the famous Boat Race. Transport links include the Thames Clipper which docks just opposite. Putney Bridge underground station (on the District line) and Putney National Rail station on the High Street are both short walks away. There are also numerous local bus routes.

KEY FEATURES

2 bedrooms

1 bathroom

Lease term: 982 years remaining

Landmark Victorian mansion block

River views

Spacious reception with sash windows

Transport links via Putney Bridge and Putney National Rail stations

Service charge: £5000 per annum approx.

Council tax band: £1,596.21 per annum approx.





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	843 sq. ft. / 78.34 sq. m.
Council tax band:	E
No. of bedrooms:	2

