



LOWER RICHMOND ROAD, SW15  
**£2,100 PER MONTH FURNISHED, PART FURNISHED**

**A bright and well-appointed two bedroom, two bathroom flat with a patio garden in Putney**

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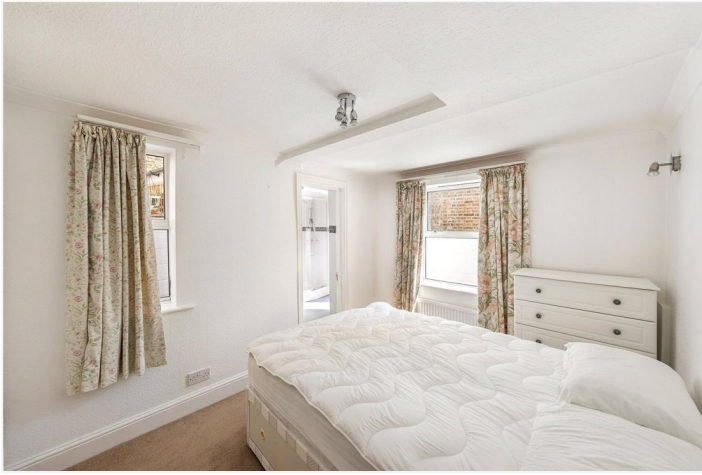


### **DESCRIPTION:**

This charming property is arranged across the ground and first floors of a smart period building, moments from the River Thames in Putney.

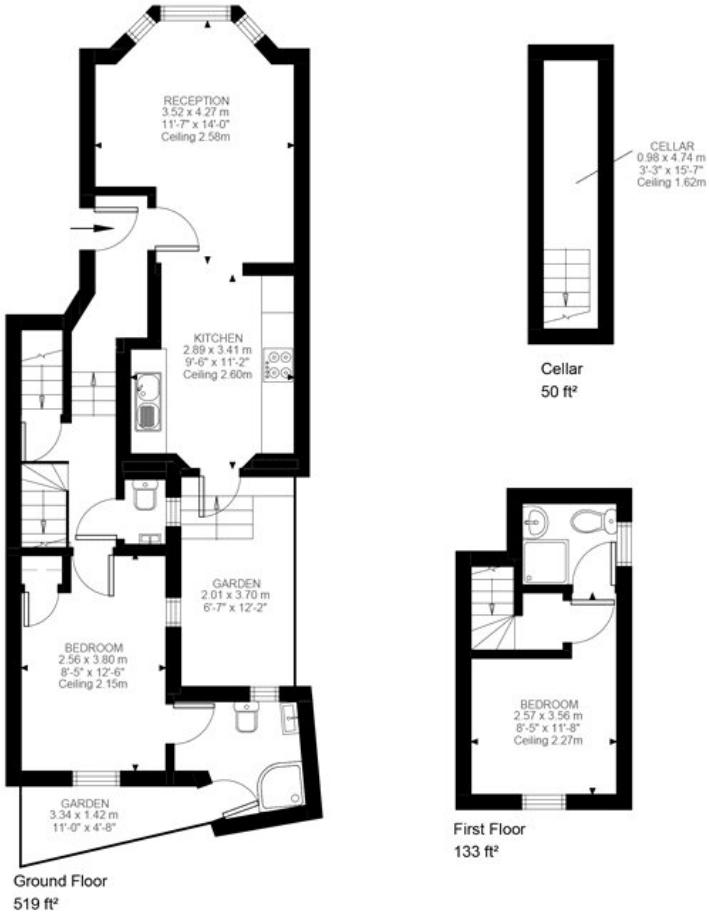
Towards the front is an open-plan reception room with high ceilings, bay window and modern fitted kitchen. Off the kitchen is a paved patio garden with south westerly aspect. At the rear of the property is the master bedroom with fitted a fitted wardrobe and large ensuite shower room from which you can access another outside area. There is also a guest cloakroom on the ground floor. On the first floor is the second double bedroom, also with ensuite shower room.

The Lower Richmond Road and is a short walk from the River Thames, with a plethora of independent shops, cafes, pubs and restaurants close at hand. Putney mainline station, Putney Bridge underground station (District Line) and the Thames clipper service are also within easy reach.



## ACCOMMODATION

2 Bedrooms, 1 Reception Rooms, 2 Bathrooms, Flat/Apartment, Ground Floor, Garden, Residents Parking, Period, Furnished, Part Furnished, 703 Approx Sq Ft



Lower Richmond Road, SW15  
Approximate Gross Internal Area  
65.27 SQ.M / 703 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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