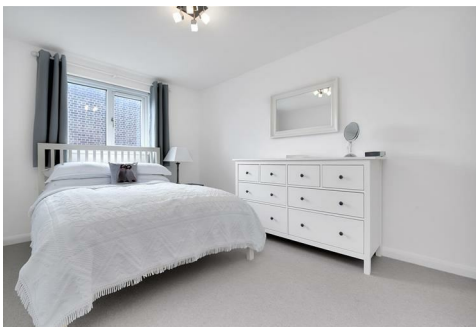




CHATTERTON | REES



## Grangewood Upper Richmond Road, London, SW15 2RN

**£399,999**

A very well presented one bedroom flat on the top floor of this purpose built block in Putney, The flat has close to 550sqft of internal space and benefits from a recently extended lease.

The living room is at the front of the property with great views and opens in to the separate kitchen whilst the bedroom is to the rear of the building along with a large bathroom and excellent storage space throughout.

The current owner refurbished the property including flooring and bathroom when they purchased the property and since then has been kept immaculately, There is a private allocated parking space and communal gardens as well as being only a very short walk to Putney underground or overground station with plenty of shops and restaurants almost on your doorstep.



# Grangewood



## 3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 520.97 SQ FT / 48.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

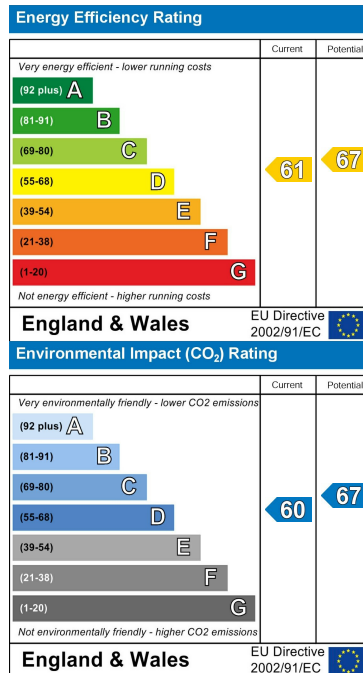
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Photography and Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.