

RIVERHOMES

Lower Richmond Road
Putney SW15

£1,100,000
Share of Freehold



Lower Richmond Road Putney SW15

A beautiful three double bedroom mansion flat on the second floor of the elegant and desirable Kenilworth Court in Putney. Kenilworth Court is an immaculately kept development on Putney Riverside, with on-site porter and estate management. With high ceilings and feature windows this apartment is filled with light and benefits from south facing views across the communal gardens. Offering large proportions throughout, the apartment comprises a good size reception room, separate dining room, three double bedrooms plus a shower room and

second toilet. The separate kitchen has significant storage space and small breakfast area. Lying beside the river and close to Putney Bridge and Putney High Street where the National Rail Station (trains to Waterloo) is situated. The closest underground station is Putney Bridge (District Line). There is also an extensive bus network and the number 22 bus goes directly to Oxford Circus. The Thames Clippers service on nearby Putney Embankment offers commutes to Blackfriars and Canary Wharf.

KEY FEATURES

3 bedrooms

3 bathrooms

High ceilings with feature windows

Separate kitchen with breakfast area

Ample storage

South facing views of the communal garden

On-site porter and estate management

Walking distance to Putney Bridge and Putney High Street

Transport links to Putney Bridge, Thames Clippers service and National Rail Station, as well as an extensive bus service

Maintenance charge £5,384 per annum approx.

Building insurance £111,000 per annum approx.



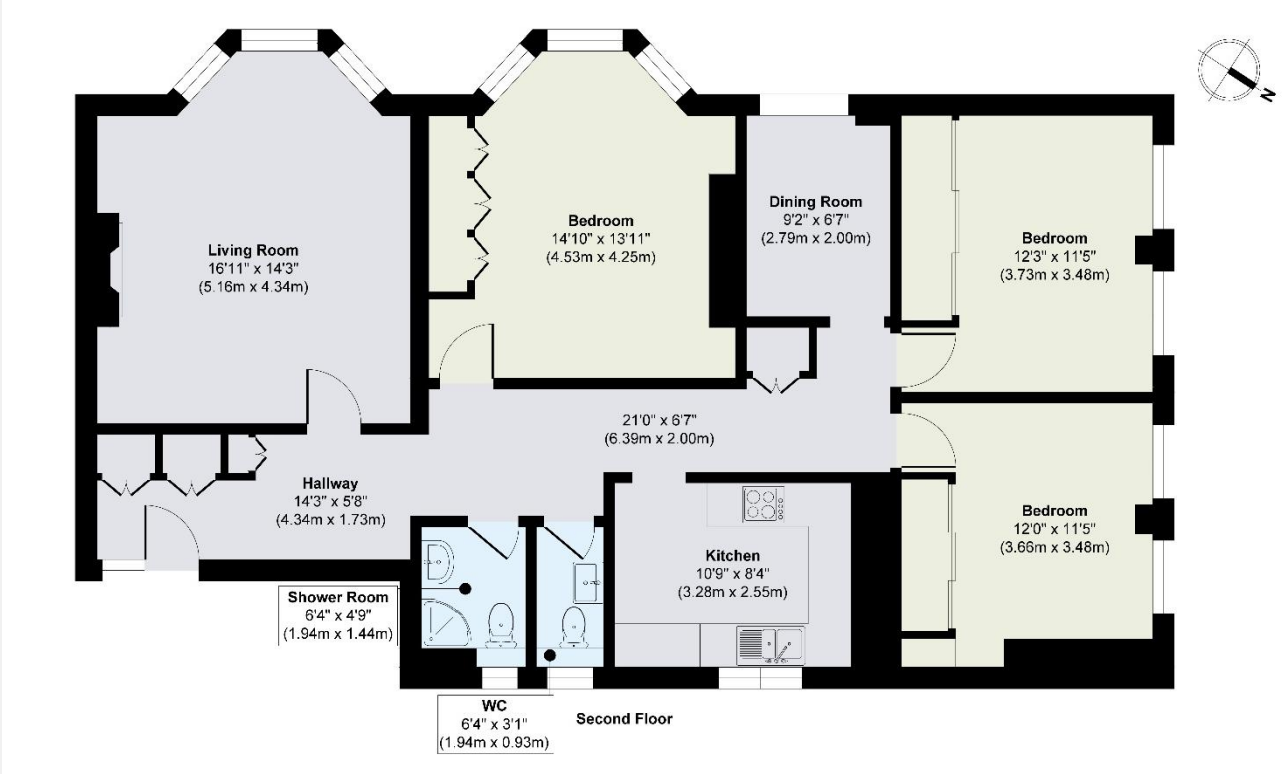


ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,169 sq. ft. / 108.50 sq. m.
Council tax band:	F
Lease length:	157 years remaining
Service charge:	£5,384 per annum approx.
Building insurance:	£111,000 per annum approx.



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.