

THE MODERN HOUSE



London SW15
Sold

Upper Richmond Road

This beautifully bright, first-floor apartment in south-west London is located moments from the acres of parkland at Barnes Common, Putney Heath and Richmond Park. Internal living space of over 830 sq ft is arranged in a lateral layout, with two bedrooms and an open plan living space characterised by generous period proportions and modern interior touches. There is a communal roof terrace, direct lift access, and additional basement storage. Transport connections are excellent, with Barnes, Putney and East Putney stations all within a 20-minute walk.

The Tour

Forming the corner of Dyers Lane and the north side of Upper Richmond Road, the building was formerly a Victorian public house, converted in 2015 to nine dual-aspect apartments. This particular apartment is positioned on the first floor, and is accessed via a share entrance at ground level, which has a remotely operated videophone intercom and access to the lift, basement storage and well-maintained communal areas.

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Engineered oak runs underfoot in the bright entrance hall, leading through to the open plan living space, where two large, double-glazed sash windows invite an excellent quality of natural light to flood in throughout the day. This room offers great flexibility in its layout, with a dining and living space currently positioned adjacently. A modern Häcker kitchen occupies one corner of the room, with Siemens appliances tucked neatly into custom-made cabinetry and worktops finished in quartz composite.

The two bedrooms are very well-proportioned rooms, both with a good provision of built-in storage and Lema-fitted wardrobes. The main bedroom has a well-appointed en suite shower room with ceramic flooring and underfloor heating. There is also a family bathroom and an incredibly useful utility space with excellent storage. Additionally, each apartment is allocated a large storage space in the basement of the building.

The Area

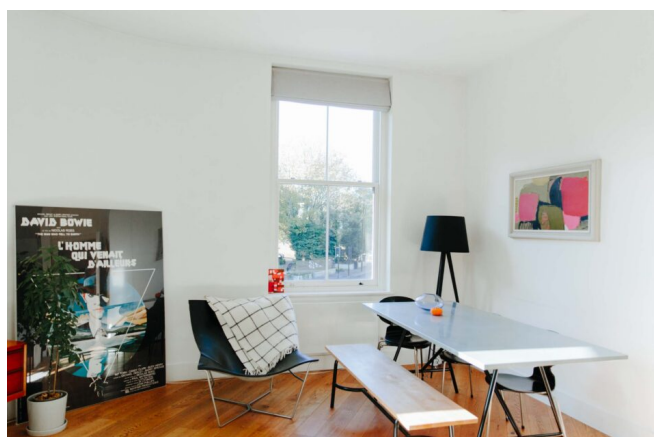
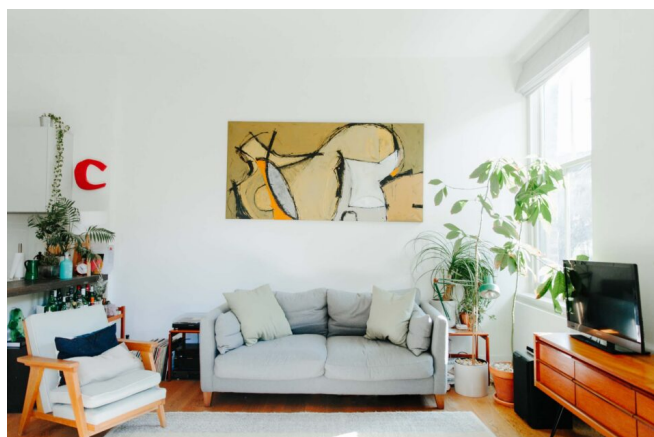
Upper Richmond Road is ideally positioned for the green open spaces of Putney Heath and Richmond Park, as well as access to the River Thames. It is a five-minute stroll to Putney and Barnes Common, one of the largest areas of common land in London, with a surprisingly wild terrain and cricket games most weekends in the summer. The famous Oxford-Cambridge boat race starts at Putney Bridge every year, and this apartment is excellently located for everything the river has to offer.

The many amenities of Putney High Street are minutes away. There is a good selection of independent coffee shops and restaurants easily accessible on foot, including Tried and True, Home SW15, craft beer shop Ghost Whale and The Duke's Head by Putney's idyllic riverside.

Also in close proximity is Southside Wandsworth shopping centre and the newly introduced Ram Quarter, along the River Wandle, which hosts events with Backyard Cinema and is home to speciality coffee shop Story Coffee. Barnes 'village' is also close by for a further selection of restaurants, cafés and shops.

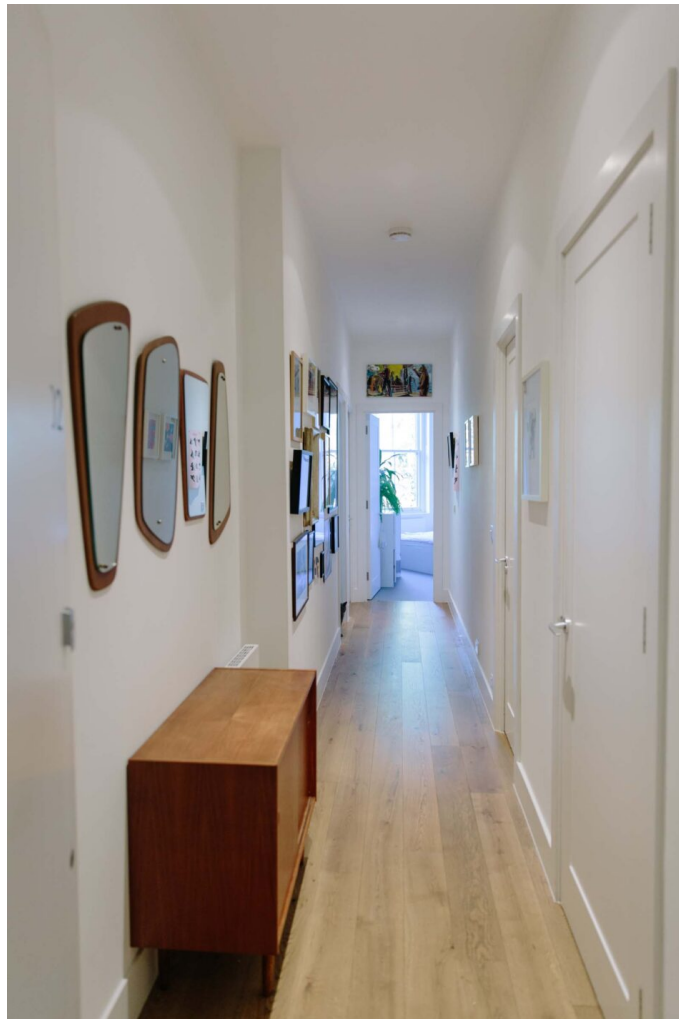
East Putney Station (District Line) and Putney and Barnes train stations (Overground services to London Waterloo and towards the south-east) are within walking distance. There are also good bus routes and easy access to the A3.

Tenure: Leasehold Lease Length: approx. 244 years remaining Service Charge: approx. £3,600 per annum Council Tax Band: D



*London, South London
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.