



113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

76 STYLISH APARTMENTS IN IDYLIC SOUTH-WEST LONDON.

"A luxury collection of 1, 2 & 3 bedroom apartments, London Square PUTNEY is the latest Development from London Square."



The Developer

London Square

Location

SW15 2TL

Local Authority

London Borough of Wandsworth

Tenure

999 Year Leasehold

Building Insurance

10 Year NHBC

Anticipated Completion

Q3/Q4 2015

Project rental return

Est £390 - £1,350 per week

Pricing

1 Beds from £390,000

2 Beds from £520,000

Penthouses: £1,250,000

Parking

36 spaces @ £25,000 a space for 2 beds only plus annual service charge. Premier apartments & Penthouses 2 parking spaces on a stacker

Net internal floor areas

Units from: 534-1,559 sq.ft

Ground Rent

1 Beds: £450 pa

2 Beds: £500 pa

Premier apartments: £550 pa

Penthouses: £700 pa

DEVELOPMENT SPECIFICATION

General Specification

- Oversized bamboo veneer front door with polished chrome ironmongery
- White internal doors with contemporary brushed steel ironmongery
- Under floor wet heating system
- A choice of hard wood flooring to the hallway, kitchen and living areas*
- A choice of carpets to bedrooms*
- Mirrored wardrobes to the master bedroom.
- Free standing Bosch washer/dryer in separate linen cupboard.
- Ten Year NHBC warranty

Kitchens

- Fully fitted designer handle less kitchen units.
- Silestone worktops with glass upstand and splash back behind hob.
- Soft door and drawer closers to all units.
- LED strip lights to underside of wall units.
- Fully integrated Siemens appliances:
 - Oven
 - Hob and extractor hood
 - Dishwasher
 - Fridge/Freezer
 - Microwave

Bathroom and En-Suite

- Duravit sanitaryware and Grohe brassware
- Wall hung WC's with soft close seats
- Duravit low rise shower trays
- Frameless glass shower screen
- Heated towel rail
- Recessed LED feature lighting
- Shaver sockets to bathroom and en-suites
- A choice of Domus porcelain tiling and back painted glass to selected areas*

Electrical

- Whole house ventilation system.
- LED downlights throughout
- Communal aerial and satellite system, including Sky+ to the living areas and links to the master bedroom.
- Multi room audio systems with ceiling mounted speakers to the living room and master bedroom.

External Finishes

- Apartments have either a balcony or a winter garden
- Timber decking finish to balconies with Glass/Steel balustrade (where applicable)
- Low energy external light to balcony or terraces

Communal Areas

- Porcelain tiling to entrance lobby.
- Carpet to hallway and stairs.
- LED downlighters throughout with feature LED strip light to lobby area.

Security

- Video entry system
- Building CCTV surveillance system
- Fire and smoke detection
- Security locks to windows and balcony doors
- Porter



113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

INTERNALS





113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

TRANSPORT LINKS FROM UPPER RICHMOND ROAD

You are within easy walking distances from both East Putney Underground Station & Putney Rail overland Station.

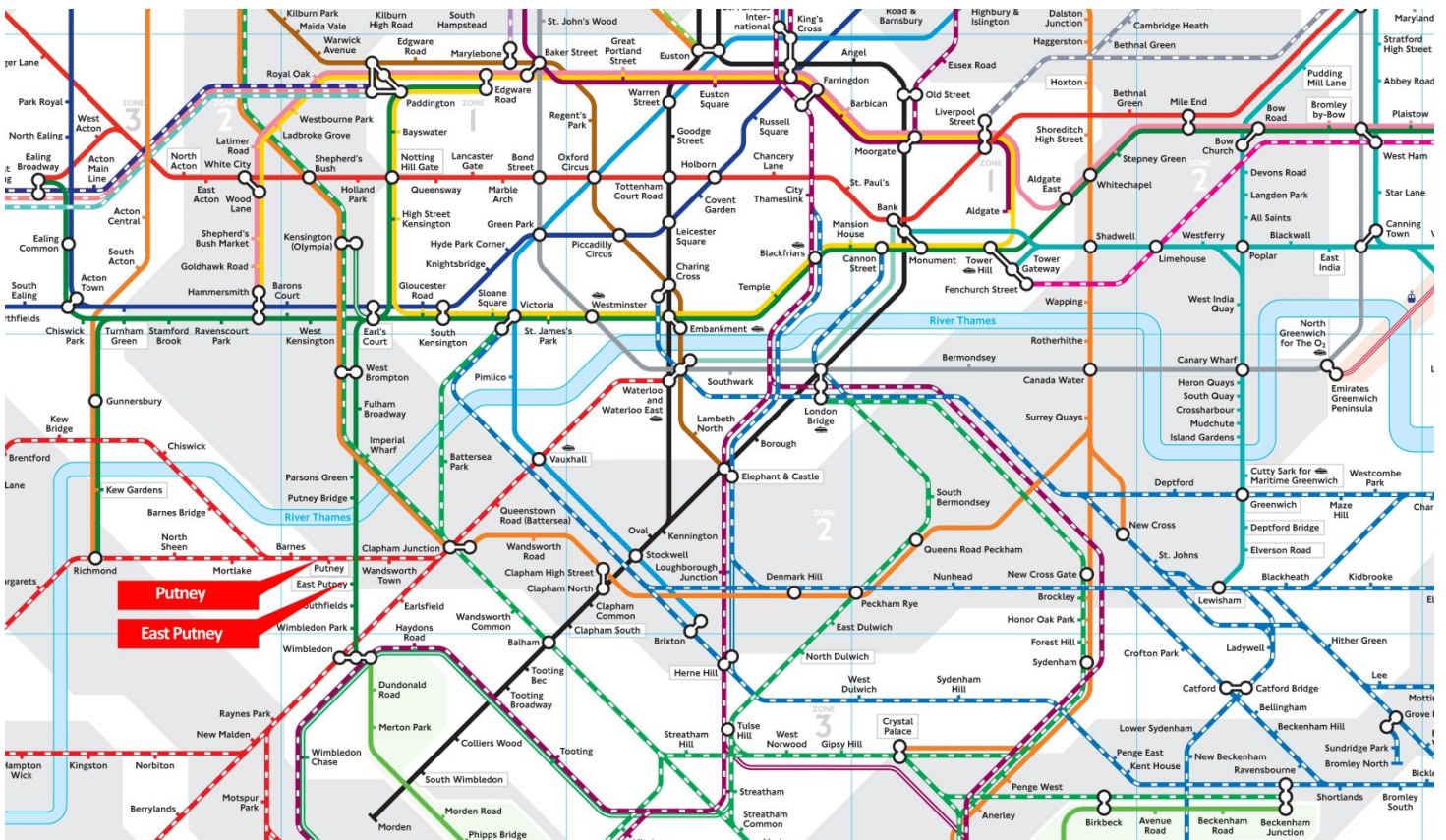
London Square Putney puts you in the ideal position. With the mainline and underground services of Putney and East Putney a couple of minutes' walk away, Putney's smart high street just around the corner and vast swathes of ancient parkland surrounding the area, the location is ideal for London living.

Putney Rail Station – Est 2mins walk

- **By Rail – Putney Station**
- Clapham Junction – 4mins
- Waterloo – 17mins
- Victoria – 20mins
- Wimbledon – 21mins
- Shepherd's Bush – 28mins
- Paddington – 51 mins

East Putney Tube Station – Est 3 mins walk

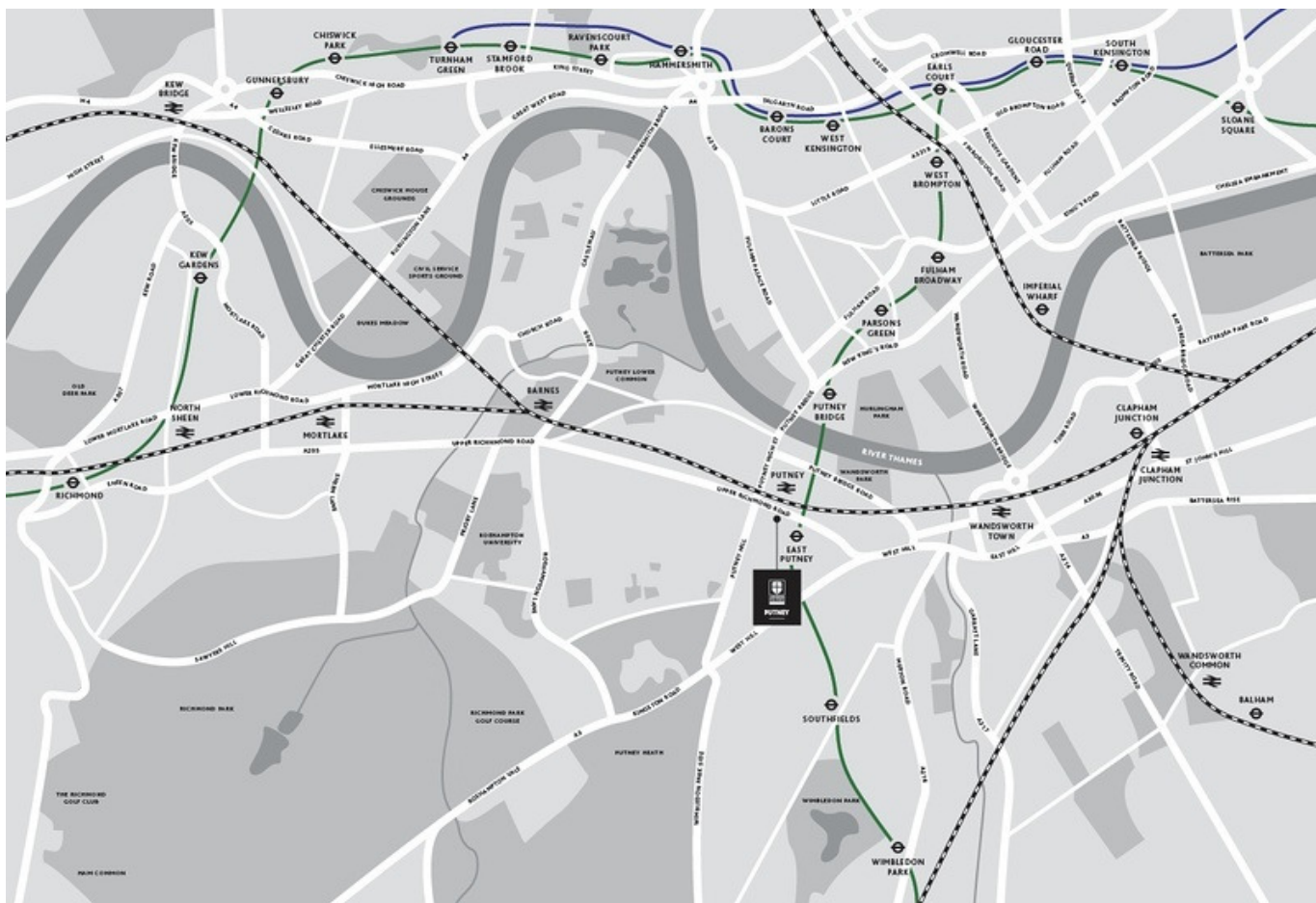
- **By Tube – East Putney**
- Green Park – 26 mins
- White City – 28 mins (Westfields Shopping Centre)
- Bond Street – 31 mins
- Oxford Circus – 31 mins
- Tottenham Court Road – 34 mins
- King's Cross St Pancras – 36 mins





PUTNEY
SW15

113 UPPER RICHMOND ROAD, LONDON, SW15 2TL





113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

LONDON UNIVERSITIES AND COLLEGES

University of Roehampton

Erasmus House, Roehampton Ln, London SW15 5PU
1.4 miles – 4mins drive
Closest Station – Barnes Rail Station
3mins from Putney Rail Station



Kingston University

Roehampton Vale Campus, Friars Ave, London, Greater London SW15 3DW
2.7 miles – 8mins drive
Bus – Number 85 – 25mins



Royal College of Art

Kensington Gore, London, SW7 2EU
4.3 Miles – 17mins drive
Closest Station – South Kensington from East Putney – 17mins



Royal College of Art
Postgraduate Art and Design

South Thames College

Roehampton Centre, 166 Roehampton Ln, London SW15 4HR
1.8 Miles – 4mins drive
Bus – Number 430 – 20mins



University of Westminster

309 Regent St, Paddington, City of Westminster, W1B 2UW
6.1 Miles – 23mins drive
Closest Station – Oxford Street from East Putney – 31mins



University of London

Senate House, Malet St, London, Greater London WC1E 7HU
7.5 Miles – 26mins drive
Closest Station – Gode Street from East Putney – 36mins



113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

LIVING & HISTORY PUTNEY

Wandsworth Park – 0.9miles 17mins walk from the development

Is an urban park in the Putney district of London, England. It is one of two Grade II listed parks in Putney, the other being Battersea Park. The park is situated along the south bank of the River Thames and bordered to the south by Putney Bridge Road. To the west it backs on to offices on Deodar Road, Putney. At the other end there is a large complex of flats. On the opposite side of the river is the Hurlingham Club. The park is 8 hectares in size and is home to over 350 trees of many different species. Putney Sculpture Trail is in the park.

Wandsworth Park was purchased for £33,000 in 1898 by London County Council, Wandsworth District Board, and by public subscription. The land was previously allotment gardens. It was designed and constructed under the supervision of Lt Col John James Sexby, the first Parks Superintendent for the London County Council.^[2] The design is dominated by a 3.5 hectare playing field in the centre of the park surrounded by an oval path. The south east corner has a more ornamental design, and an avenue of trees form the northern edge along the river. The design has remained largely unchanged since its construction. The park was formally opened on Saturday 28 February 1903. A bowling green, pavilion, and tennis courts were added in the 1920s.



113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

Fulham Palace, Bishops Avenue, SW6 6EA – 1.5miles 7mins drive

A hugely popular afternoon out for weekend West London families, **Fulham Palace** is truly beautiful. Originally a country retreat for London's bishops (it only stopped being so in 1973) the site's significance actually dates all the way back to 700AD. The current building dates back to 1495. Inside there is a small museum, a Tudor courtyard, well run restaurant and a busy gallery. Outside you'll find an 18th-century walled garden, and a fascinating botanical collection. Tours of the palace and grounds are run by the museum as is a full programme of events and lectures. Changing exhibitions of modern works from sculpture to music take place at the gallery. Modern renovations have restored the bishops' drawing room as a rather grand cafe and restaurant with French doors leading to the gardens. Outdoor summer barbeques help to make this a real gem.



Bishops Park, Bishop's Avenue, SW6 6SX – 1.5miles 7mins drive

This long strip of parkland running alongside the Thames with views over the river towards Putney gets its name from the former resident of Fulham Palace which lies within the park. Traditionally the summer home of the Bishops of London, Fulham Palace which lies within **Bishops Park** is certainly worth a visit. The lawn area in front of the old house which includes a 500 year old evergreen oak is particularly attractive and a very popular spot with families on a summer's day. Just beyond is a delightful walled garden with orchard and ancient though slightly dilapidated herb garden. The park also has another famous resident; Craven Cottage - home of Fulham Football Club. Every match day the park and surrounding streets get clogged with football fans. The sports action doesn't stop there, you can also go bowling or choose one of the 15 tennis courts in the park - the largest concentration of courts in the borough. For residents, it's worth becoming a member (for a small fee) as they quickly get booked up in summer. There's also a paddling pool near to the cafe, referred to as Margate Sands - before the Second World War it was the closest many children got to a seaside holiday.





COUNCIL TAX BANDS

The tables below show the council tax amounts for 2013/14

Main part of the borough	£
Band A	457.18
Band B	533.38
Band C	609.57
Band D	685.77
Band E	838.16
Band F	990.56
Band G	1,142.96
Band H	1,371.55

ESTIMATED SERVICE CHARGE

Est £3.56 psf

OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,500 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 10 days
3. A construction payment of 5% of the purchase price due 6 months after Exchange of Contracts
4. Balance of 85% payable on completion

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address
If neither document can be provided then:-
 1. An Inland Revenue demand or
 2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

CONVEYANCING FEES

£1,250 plus VAT



113 UPPER RICHMOND ROAD, LONDON, SW15 2TL

VENDOR'S SOLICITORS

Laytons Solicitors

Tempus Court
Onslow Street
Guildford, Surrey GU1 4SS
United Kingdom

Contact: David McClenaghan
Tel: +44 (0) 1483 407000
Email: David.McClenaghan@Laytons.com

RECOMMENDED PURCHASER'S SOLICITORS

Riseam Sharples

2 Tower Street,
London,
WC2H 9NP

Contact: Clive Sharples
Tel: +44 (0)20 7836 9555
Email: cas@rs-law.co.uk

RECOMMENDED LETTING AGENTS

Fraser & Co

Unit,704,
Jubilee Centre,
18 Fenwick Street,
Wanchai,
Hong Kong

Contact: Connie Lai
Tel: +852 2527 2399
Email: connie.lai@fraser.hk.com

Disclaimer

The information contained in this document is from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted herein subject to the possibility of errors, omissions or changes without notice. Where we have provided information, views or responses, they are based on the source information we have received

We included opinions, assumptions or estimates for examples only, and they may not represent current or future performance of the property. You and your advisors should conduct your own review and investigate before relying on the information in this document