



JAMES  
ANDERSON



## FOR SALE

**£315,000**

Upper Richmond Road West, London, SW14

James Anderson are delighted to offer to market this well presented first floor apartment in the center of East Sheen. The property is approached via an external staircase at the rear in Portman Avenue and has accommodation arranged to provide an open plan kitchen / living room with extensive base and eye level units and integrated appliances, a modern bathroom, a double bedroom with built in wardrobes and dual aspect windows. The property is being sold with no onward chain, a long lease and is an ideal first time purchase or buy to let investment. Viewings are highly recommended. Lease and service charge information is available on request.

EPC Rating C.



One Bedroom



One Bathroom



Open Plan Living



Fully Equipped Kitchen



EPC Rating C



Close To Mortlake Station



Ideal First Time Purchase



Central Sheen Location



Long Lease



No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



**UPPER RICHMOND ROAD WEST**  
**TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 SQ.M.)**

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	69
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

