



**JAMES  
ANDERSON**



## FOR SALE

**£475,000**

Upper Richmond Road West, London, SW14

OVER 800 sqft - TWO BEDROOMS - NO ONWARD CHAIN - LONG LEASE

A spacious and bright two bedroom flat on the second floor of this mansion block in Richmond. Equal walking distance to both North Sheen and Mortlake BR Station and ideally located to both Richmond Town Centre and Mortlake High Street for shopping, restaurants etc. Large Reception Room with wooden flooring throughout, Fitted kitchen with breakfast bar, two double Bedrooms, Bathroom with shower over bath. Communal gardens.

Service charge: £412 pq +reserve fund £127.19 pq

Ground rent and any review periods: Ground Rent: £30 - £105

Lease remaining: Lease 999 years from 2014

Council tax band: Council Tax Band - D



Two Bedrooms



One Bathroom



One Reception Room



Kitchen With Breakfast Bar



EPC Rating C



Mortlake & North Sheen Stations



Sheen Mount School Catchment



Private Mansion Development



Residents Off Street Parking

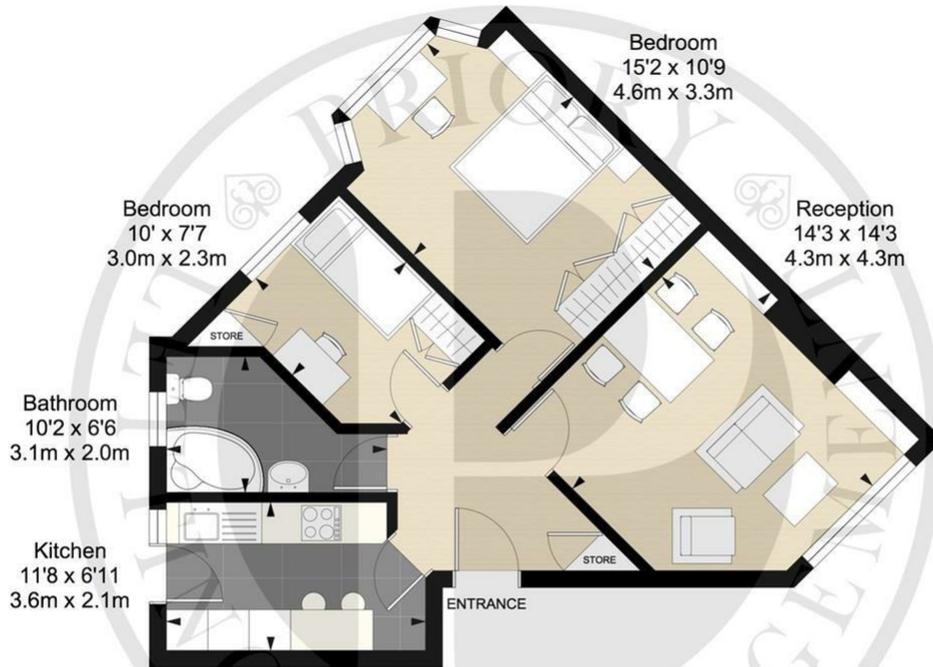


No Onward Chain



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

020 8876 6611



Deanhill Court, Upper Richmond Road, Richmond, SW14 7DL  
 Total approx. floor area 807 sq.ft (75 sq.m)  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.



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>		
(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>		
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