



JAMES  
ANDERSON



## FOR SALE

**£500,000**

### Upper Richmond Road West, London, SW14

Bright and spacious top floor TWO BEDROOM apartment boasting exceptional views across west London and a PRIVATE GARAGE. The property will benefit from some minor updating and will be sold with no onward chain. The accommodation comprises; wide entrance hallway, two double bedrooms, a large west facing reception room, kitchen, bathroom and a separate w/c. There is also ample built in storage throughout the property and a private garage included within the development. Sheen Mount Primary School is moments away and the flat is very accessible to plenty of bus routes and over ground trains into and out of London as well as the open spaces of Sheen Common and Richmond Park. East Sheen and Richmond offer plenty of shops, cafes and restaurants with a lovely village feel and are good for families and commuters.

Share of freehold

Ground rent: £0

Service charge: Awaiting confirmation



Two Bedrooms



One Bathroom



West Facing Reception Room



Kitchen With Appliances



Share of Freehold | EPC | Council Tax D



North Sheen & Mortlake Station



Sheen Mount Primary School



Private Residential Development



Private Garage



No Onward Chain



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

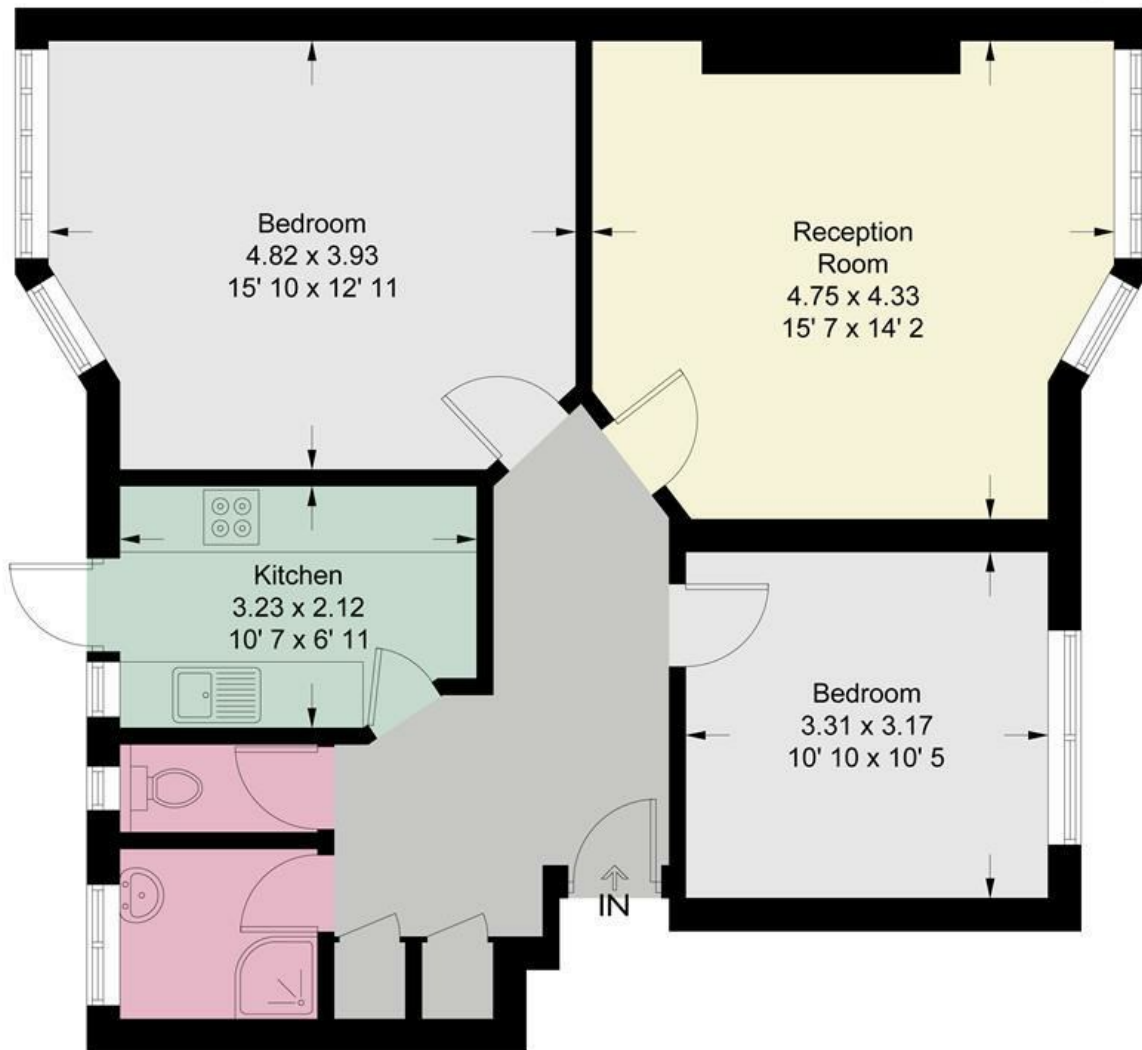
020 8876 6611

# Deanhill Court

Approximate Gross Internal Area = 785 sq ft / 72.9 sq m



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Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| 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>                                                |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

