



**JAMES
ANDERSON**












FOR SALE

£375,000

Upper Richmond Road West, London, SW14

A two-bedroom period apartment that is ideally situated close to the high street and offers spacious and bright accommodation. The property comprises; entrance hall with storage, large reception room, eat in kitchen, a family bathroom principal bedroom and a further bedroom/study. The property is ideal for a variety of buyers and has the benefit of a new 125-year lease. This apartment is perfectly situated on the vibrant high street close to all East Sheen's excellent local amenities and a short walk to Mortlake Station with direct access to Central London. Viewing is highly recommended.

Lease remaining - 125 years
Ground rent - £5 per year
Service Charge - £0 (25% split on adhoc basis)

-  Two Bedrooms
-  One Bathroom
-  One Reception Room
-  Large Kitchen / Dining Room
-  Leasehold | EPC Rating C | Council Tax Band C
-  Mortlake Station (Zone 3)
-  Local Primary Schools Closeby
-  Central Location
-  Long Lease
-  In Excess of 700 Sqft



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

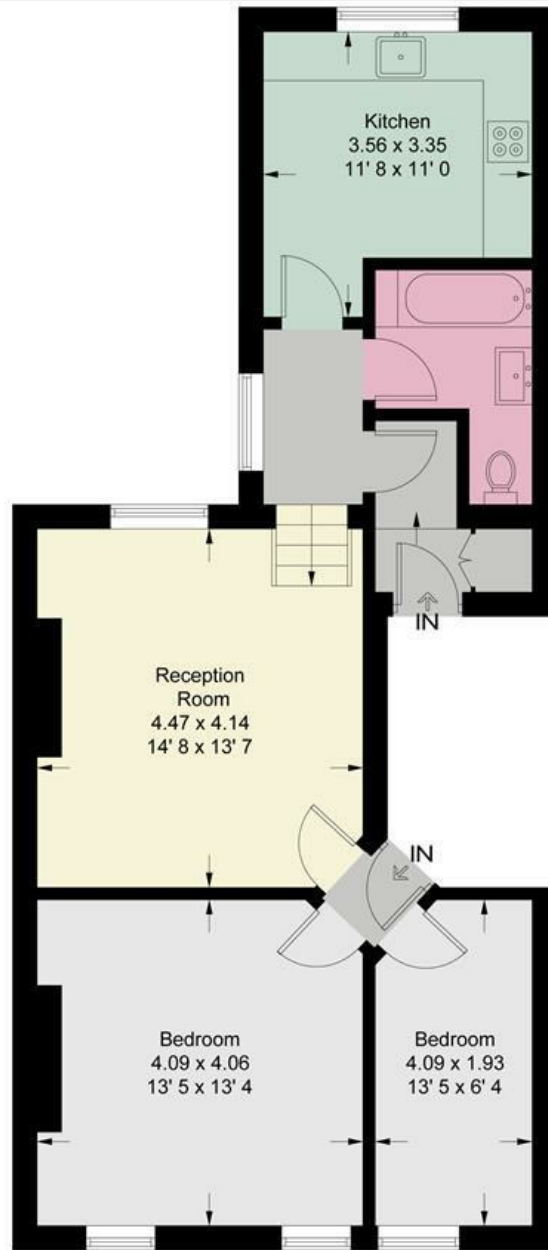
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 719 sq ft / 66.8 sq m



**JAMES
ANDERSON**



First 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | 82 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

