



**JAMES
ANDERSON**



FOR SALE

£635,000

Upper Richmond Road West, East Sheen, SW14

An exceptional three-bedroom split level apartment situated in the heart of East Sheen. This wonderfully light home offers more than 1,250 Sqft of beautifully designed living space with accommodation arranged to provide three bedrooms, two bathrooms, a fully fitted bespoke kitchen with space for dining and a separate reception room with 'London' roof top views. There is also ample built in storage throughout including two large eaves. This property is very centrally located, ideal for all of the amenities of East Sheen village and Mortlake train station, as well as being a short walk to Richmond Park. Viewing is highly recommended.

Lease remaining: 977 years

Service charge: ask agent

Ground rent: £30 per year



Three Bedroom



Two Bathrooms



Separate Reception Room



Beautiful Bespoke Kitchen



Leasehold | EPC D | Council Tax C



Mortlake Train Station (23 minutes to Waterloo)



East Sheen Primary School



Central Sheen Location



Split Level & Over 1,250 sqft



No Onward Chain



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

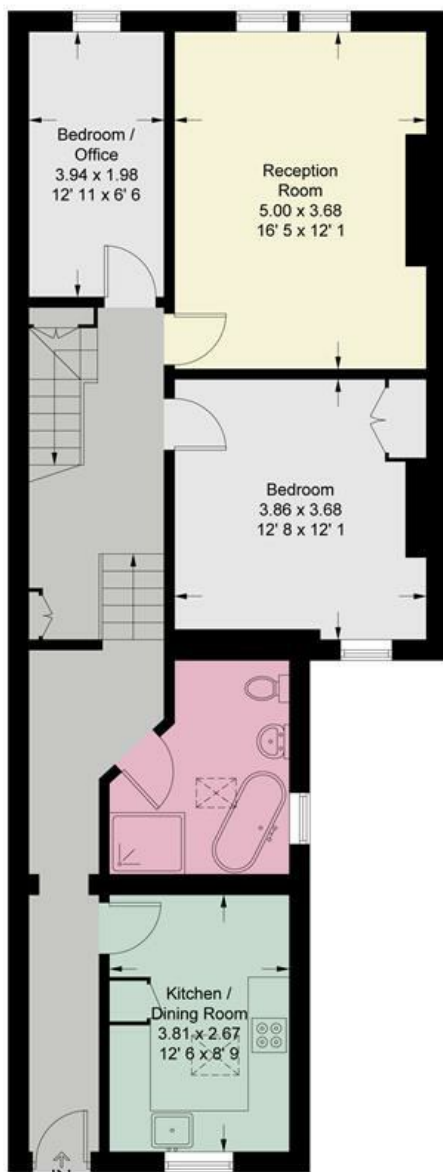
020 8876 6611

Upper Richmond Road

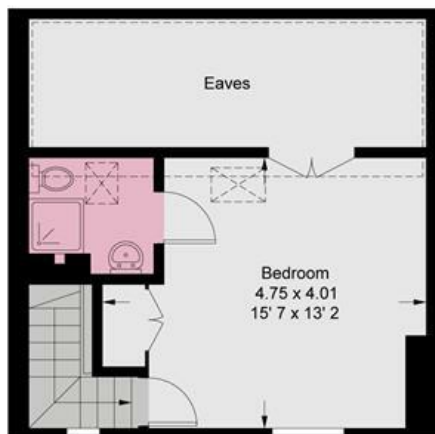
Approximate Gross Internal Area = 1132 sq ft / 105.2 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 142 sq ft / 13.2 sq m
 Total = 1274 sq ft / 118.4 sq m



= Reduced headroom below 1.5m / 5'0



Second Floor
889 sq ft / 82.6 sq m



Third Floor
385 sq ft / 35.8 sq m
(Including Reduced Headroom / Eaves)

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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	62
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

