



JAMES  
ANDERSON



## FOR SALE

**£550,000**

### Upper Richmond Road West, London, SW14

A spacious and well-proportioned two double bedroom flat situated on the second floor (top) of this highly sought after mansion block just moments from all the boutique cafes, shops and amenities on Sheen High Street. The property is presented in excellent condition throughout with accommodation arranged to provide a wide entrance hallway, a beautifully bright reception room, two double bedrooms, a modern family bathroom and a new shaker style kitchen that is open to the dining room and ideal for entertaining. There is also the benefit of well maintained communal gardens with bike storage at the rear. Viewing is highly recommended.

Lease Remaining: 109 years

Ground Rent: £250 per year

Service Charge: £2,064 per year

Council Tax Band: C



Two Bedrooms



One Bathroom



18ft Reception Room



Modern Kitchen



Leasehold | EPC D | Council Tax C



Mortlake Train Station (ZONE 3)



East Sheen Primary School (OUTSTANDING)



Popular Mansion Block



No Onward Chain

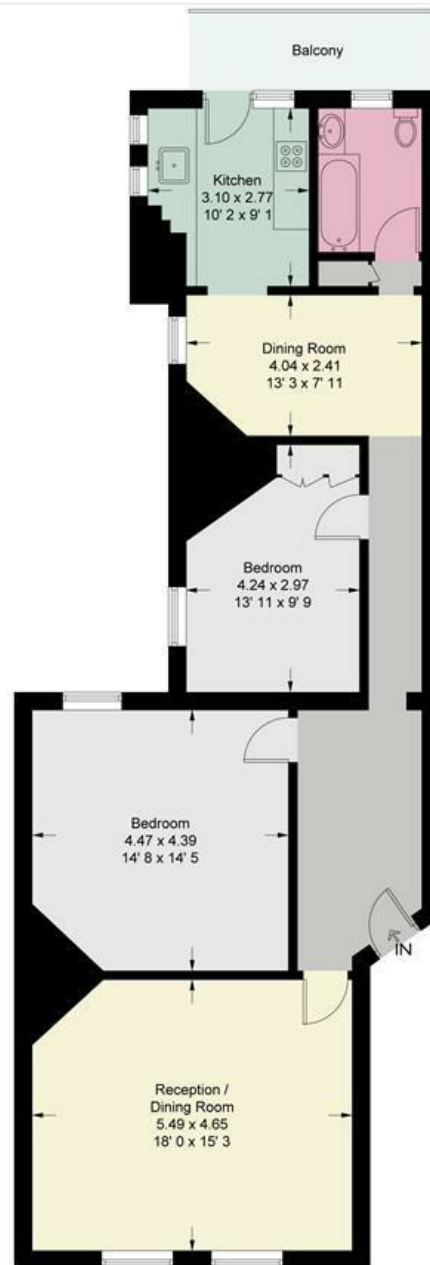


Communal Gardens



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




020 8876 6611



Second 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>		
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