



**JAMES
ANDERSON**



FOR SALE



£425,000

Upper Richmond Road West, London, SW14

TWO BEDROOMS - TOP FLOOR - NO ONWARD CHAIN - IDEAL FIRST TIME BUY / BUY TO LET

A well-presented two-bedroom top floor apartment with fantastic far reaching views. The property is conveniently situated for Richmond Park and the outstanding Sheen Mount Primary School and has accommodation arranged to provide a large entrance hall with doors to all rooms, two bedrooms, a spacious reception room with panoramic views over London, a modern kitchen and a fully fitted bathroom. The property further benefits from being ideally located for numerous bus services providing access to the underground network in Putney and Richmond whilst East Sheen shopping and leisure amenities are moments away including Waitrose and a variety of boutique shops, restaurants, gastro pubs and coffee shops.

Tenure: Share of freehold
Lease: 990 years remaining
Service charge: £2,150 PA (approx)
Council Tax Band: D

-  Two Double Bedrooms
-  North Sheen & Mortlake Station's (ZONE 3)
-  One Bathroom
-  Sheen Mount Primary School Catchment
-  Bright Reception Room
-  Private Residential Development
-  Kitchen With Appliances
-  No Onward Chain
-  Share Of Freehold | EPC D | Council Tax D
-  In Excess of 630 sqft!



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

020 8876 6611



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) A			
(81-91) B			
(69-80) C			
(55-68) D		55	61
(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			
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