



**JAMES  
ANDERSON**






**FOR SALE**

**£415,000**

Upper Richmond Road West, London, SW14

A well-presented two double bedroom ground floor flat in this hugely popular private mansion block on Parkside, East Sheen. The property has plenty of storage, easy parking both within the development and on-street, a separate kitchen, separate living room with feature fireplace, two good sized bedrooms, a family bathroom and direct access to well maintained communal gardens. 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.

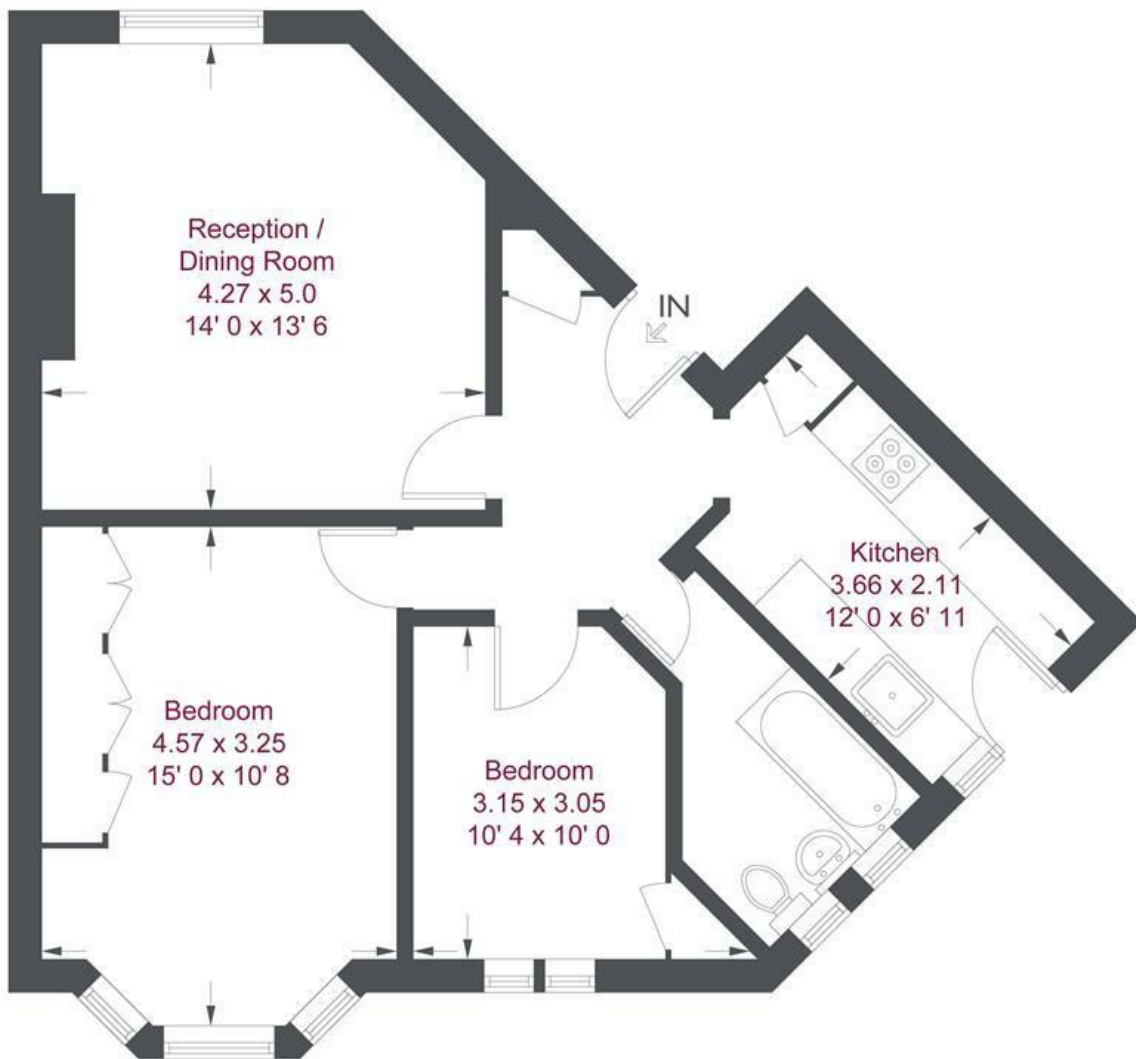
-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Fully Equipped Kitchen
-  EPC Rating D

-  Mortlake & North Sheen Station
-  Sheen Mount Primary School
-  Private Mansion Style Apartment
-  Ground Floor
-  No Onward Chain



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

020 8876 6611



**Ground Floor**

### Deanhill Court

Approximate Gross Internal Area = 633 sq ft / 58.8 sq m

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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>60</b>	<b>70</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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