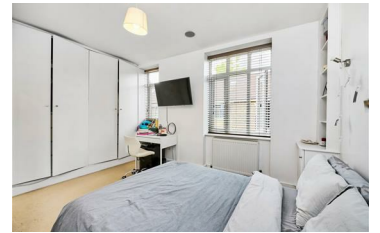




**JAMES  
ANDERSON**



# FOR SALE

# £315,000

## Upper Richmond Road West, London, SW14

An extremely well presented first-floor apartment offered for sale with no onward chain and situated in the heart of the Town Centre. The property provides a beautifully presented living room, open plan to the modern fully fitted kitchen, a good size double bedroom and a large modern bathroom suite. There is a small patio outside which enjoys a southerly aspect and is shared with the top floor apartment. Entered from Richmond Park Road the property is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.

Lease remaining: 115 years (approx)

Ground rent: £350 per year

Service charge: £1,220 per year (approx)

-  One Bedroom
-  Mortlake Train Station (ZONE 3)
-  One Bathroom
-  Central Location
-  Modern Fully Fitted Kitchen
-  Ideal Buy To Let / First Time Purchase
-  Open Plan Reception Space
-  South Facing Garden / Terrace
-  Leasehold | EPC C | Council Tax C
-  No Onward Chain



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

020 8876 6611

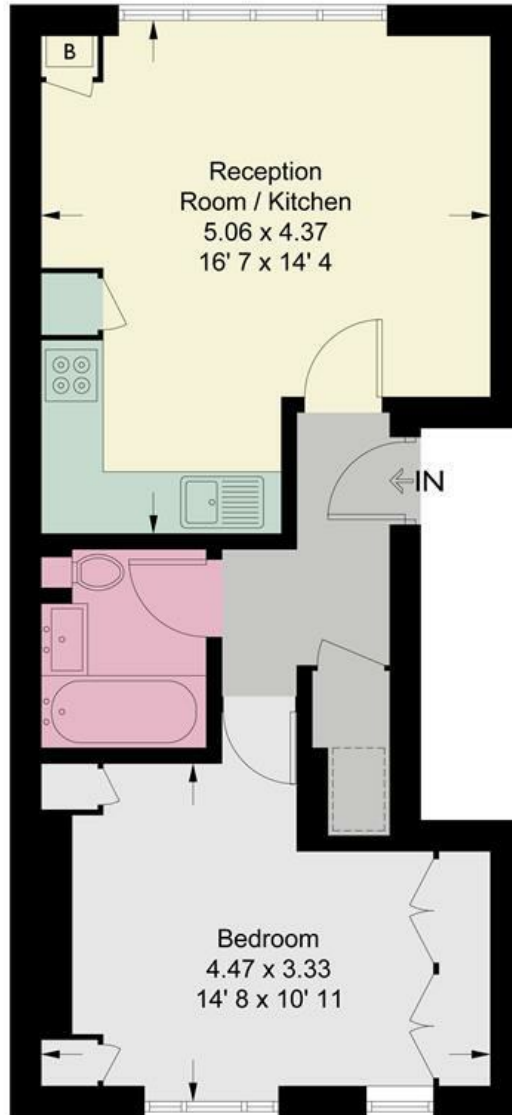
# Upper Richmond Road

Approximate Gross Internal Area = 448 sq ft / 41.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 452 sq ft / 42 sq m



**JAMES  
ANDERSON**

= Reduced headroom below 1.5m / 5'0



**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 |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         | <b>75</b> | <b>75</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>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

