



**JAMES  
ANDERSON**



# FOR SALE

**£900,000**

Upper Richmond Road West, East Sheen, SW14

A three bedroom, three bathroom terraced house with off street parking in an excellent location for all East Sheen has to offer. This excellent freehold property makes for a wonderful family home and is located just moments from the Ofsted rated outstanding East Sheen primary school. The accommodation is arranged across three floors and includes a separate reception room with a feature fireplace, dining room, fully equipped kitchen, three double bedrooms and three bathrooms. Outside the property boasts a 35ft rear garden with useful rear access plus a front garden that provides off road parking for up to two vehicles. The property is ideally located for the areas extensive leisure and shopping amenities. The property further benefits from being located within walking distance of Barnes and Mortlake stations providing direct services to London Waterloo. The recreational amenities of Palewell Common and Richmond Park are also easily accessible.

-  Three Bedrooms
-  Nearest To Mortlake Station (23 minutes to Waterloo)
-  Three Bathrooms
-  East Sheen Primary School Catchment (OUTSTANDING)
-  Separate Reception Room
-  Off Street Parking
-  Kitchen With Potential To Extend (STPP)
-  In Excess of 1,300 Sqft
-  Freehold | EPC E | Council Tax Band E
-  Great Potential To Extend & Improve (STPP)



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

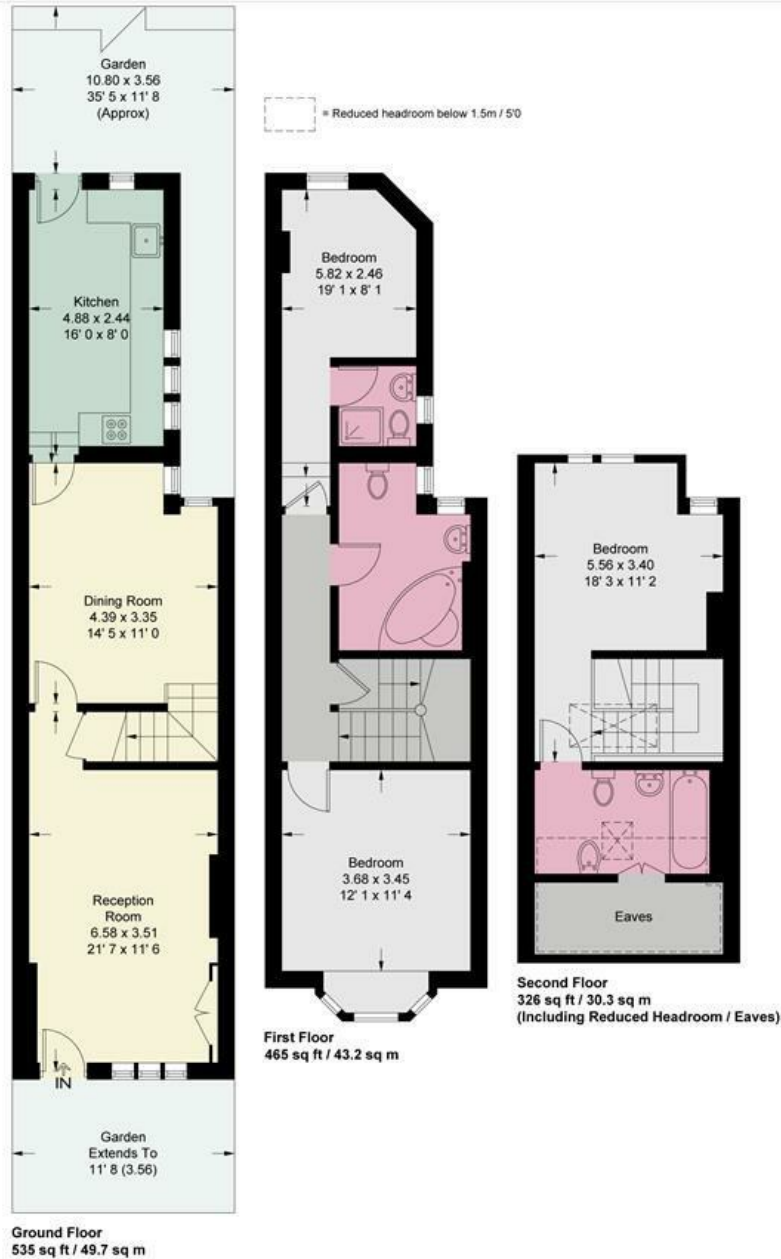
020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 1253 sq ft / 116.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 73 sq ft / 6.8 sq m  
 Total = 1326 sq ft / 123.2 sq m



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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>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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	

