



JAMES
ANDERSON



FOR SALE

£1,000,000

Lower Richmond Road, London, SW14

This wonderful four bedroom period home will be offered for sale for the first time in over 50 years. The property has retained many of its original period features including picture rails, ceiling roses and sash windows with attractive fireplaces throughout. The property is in excellent decorative order with well proportioned rooms and high ceilings. The ground floor living space offers an entrance hallway, a light and bright bay fronted double aspect reception room, under stairs storage and a kitchen with direct access to the rear garden. Stairs lead to the first floor which comprises large principal bedroom with fitted wardrobes, two further bedrooms and a modern family bathroom. There is also a further double bedroom in the extended loft and a second shower bathroom. Outside there is an attractive front garden and a delightful south facing rear garden with garden shed and useful gated rear access. The property offers an amazing opportunity for growth with potential to extend further on the ground floor to create a larger kitchen / family room if desired.

Lower Richmond Road is ideally located for excellent local schools and access into East Sheen offering numerous excellent shops and coffee bars and Mortlake mainline railway station providing direct access into Central London. Richmond Park is of course close by.



Four Bedrooms



Two Bathrooms



Through Reception Room



Modern Kitchen



Freehold | EPC TBC | Council Tax Band F



Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Close To The River Thames, Mortlake, Kew & Richmond



Potential To Further Extend (STPP)



South Facing Rear Garden



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

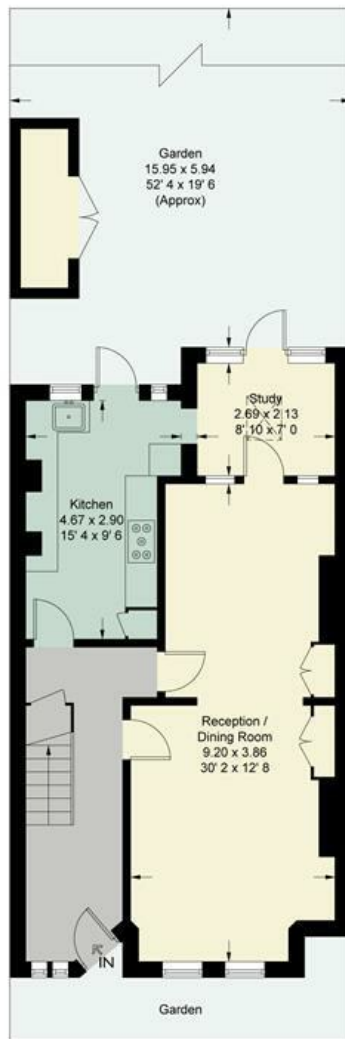
020 8876 6611

Lower Richmond Road

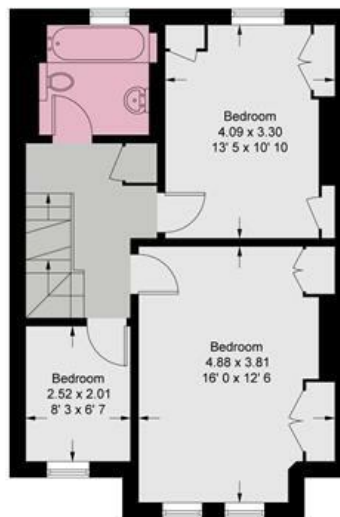
Total = 1812 sq ft / 168.4 sq m
 Approximate Gross Internal Area = 1571 sq ft / 146 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 211 sq ft / 19.6 sq m
 Store = 30 sq ft / 2.8 sq m



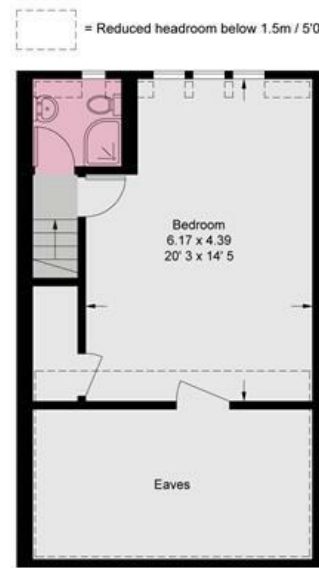
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Ground Floor
695 sq ft / 64.6 sq m



First Floor
557 sq ft / 51.8 sq m



Second Floor
530 sq ft / 49.2 sq m
(Including Reduced Headroom / Eaves)

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		
(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		
(39-54) E		
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