



**JAMES
ANDERSON**



FOR SALE

£625,000

Lower Richmond Road, London, SW14

A stunning period ground floor maisonette close to 850 sq ft which has been superbly updated to create a wonderfully light and spacious home. The property offers period features along with high ceilings and wooden flooring. The kitchen and bathroom provide a modern twist with superb open plan living accommodation that flows out to an enclosed south facing garden. The property is further enhanced by ownership of the freehold. Excellent public transport links are available with Mortlake station a short walk away and local bus services providing access into Richmond and Hammersmith with their underground networks.

Tenure: Sold With Freehold For The Building
Service charge: £0
Ground rent: £0


-  Two Double Bedrooms
-  Mortlake Train Station (ZONE 3)
-  One Modern Shower Bathroom
-  Excellent Local Primary Schools Nearby
-  Open Plan Kitchen / Reception Room
-  Period Ground Floor Maisonette
-  Fully Equipped Kitchen
-  In Excess of 850 Sqft
-  Owns The Freehold | EPC Rating C | Council Tax Band E
-  Private South Facing Garden



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

020 8876 6611



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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