



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



One / Modern Shower Bathroom



Open Plan Kitchen / Reception Room



Fully Equipped Kitchen



Owns The Freehold | EPC Rating C | Council Tax Band E



Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Period Ground Floor Maisonette



In Excess of 850 Sqft



Private South Facing Garden



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

020 8876 6611



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		
	73	80
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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