



**JAMES
ANDERSON**



FOR SALE











£600,000

Upper Richmond Road West, London, SW14

- THREE BEDROOMS - TWO BATHROOMS - SPLIT LEVEL - 1,200 SQFT - NO CHAIN -

Nestled in the heart of Sheen, this fantastic three-bedroom apartment spans over two floors and offers more than 1,200 sqft of living space. With its own private entrance, this property perfectly balances convenience and spaciousness with exceptional natural light. The apartment boasts a fully equipped kitchen with a separate utility area, two bathrooms, an inviting south facing reception room with space for dining and three double bedrooms.

Situated close to all the shops and amenities, Mortlake station, and within the catchment area of the outstanding Thomson House Primary School, this apartment truly offers the perfect blend of comfort and convenience. Additionally, the open acres of Richmond Park are just a short walk away, providing a wonderful escape to nature right on your doorstep.

-  Three Double Bedrooms
-  Two Bathrooms
-  Kitchen With Separate Utility Space
-  South Facing Reception Room
-  Leasehold | EPC C | Council Tax C
-  Mortlake Train Station (just 25 minutes to Waterloo)
-  Close To Brilliant Primary Schools
-  Central Location
-  Entirely Self Contained With Private Access
-  1,200 Sqft Duplex Apartment



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

020 8876 6611

Upper Richmond Road

Approximate Gross Internal Area = 1010 sq ft / 93.9 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 197 sq ft / 18.3 sq m

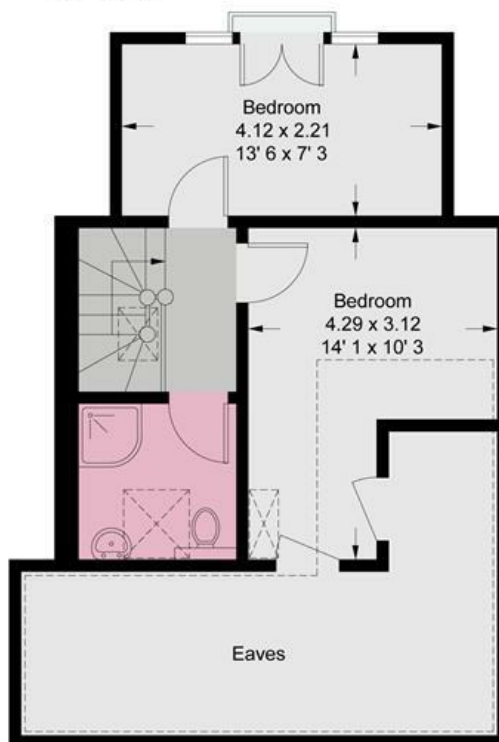
Total = 1207 sq ft / 112.2 sq m



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= Reduced headroom below 1.5m / 5'0"



First Floor
678 sq ft / 63 sq m

Second Floor
500 sq ft / 46.5 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		69	71
(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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Not environmentally friendly - higher CO ₂ emissions			
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