



**JAMES  
ANDERSON**



**FOR SALE**

**£350,000**

**Upper Richmond Road West, London, SW14**

An extremely well presented top floor one bedroom apartment with gated off street parking offered for sale in the heart of the Town Centre. The property provides a sensationally bright south facing living room, open plan to the fully equipped kitchen, a good size double bedroom and a large modern bathroom suite. Further benefits include an allocated secure parking space to the rear of the building, a bike store, a long leasehold and no onward chain. The property is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes, and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.

Council Tax Band: C

Service Charge: £1,000 pa

Ground Rent: £500 pa



One Bedroom



One Bathroom



Fully Equipped Kitchen



Open Plan Living Space



Leasehold | EPC D | Council Tax C



Mortlake Station (24 Minutes To Waterloo)



Private Residential Block



Excellent Location



No Onward Chain



Gated Off Street Parking



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

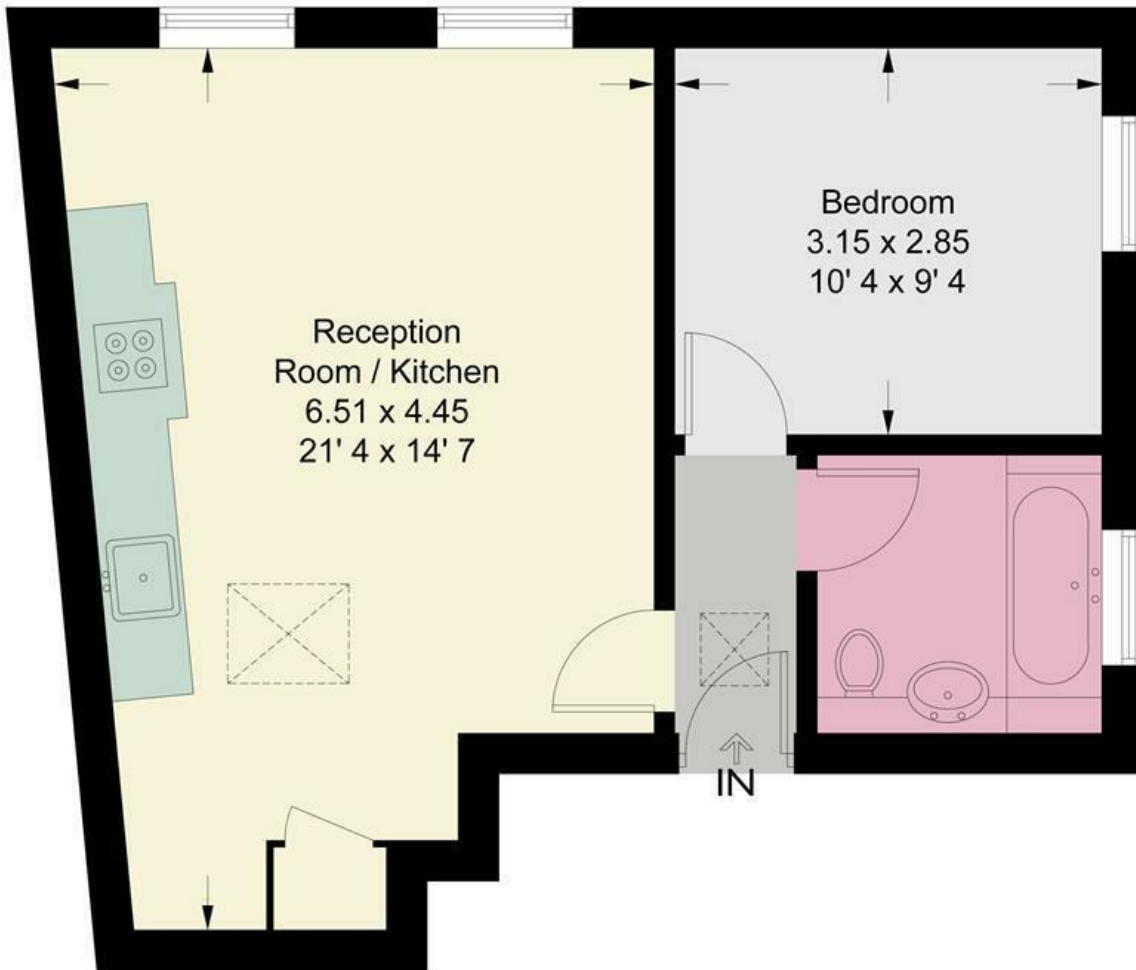
020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 444 sq ft / 41.3 sq m



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**Second Floor**

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>			
(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 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>			
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