



**JAMES
ANDERSON**



FOR SALE

£475,000

Upper Richmond Road West, London, SW14

An exceptional two double bedroom ground floor flat finished to a truly wonderful standard, making this a stand out property in this popular development. Entered via a large entrance hall with doors to all rooms, the accommodation comprises two large double bedrooms, a spacious reception, a modern bathroom and fully fitted kitchen with direct access out to well maintained communal grounds. The property further benefits from being ideally located for numerous bus services providing access to the underground network in Putney and Richmond whilst East Sheen shopping and leisure amenities are moments away including Waitrose and a variety of boutique shops, restaurants, gastro pubs and coffee shops.

Lease remaining: 166 years

Service charge: £2,326 pa

Ground rent: £11.25 pa



Two Bedrooms



One Bathroom



Separate Reception Room



Modern Fully Integrated Kitchen



Leasehold | EPC | Council Tax D



Easy Access To Richmond, North Sheen & Mortlake Stations



Close To Sheen Mount Primary School



Ground Floor Flat



In Excess of 790 Sqft



No Onward Chain



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

020 8876 6611

Deanhill Court

Approximate Gross Internal Area = 791 sq ft / 73.5 sq m



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Ground 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) 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			
(21-38) F			
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