



**JAMES
ANDERSON**



FOR SALE

427 Upper Richmond Road, London, SW15

£699,950

Guide Price

A chic style ground floor Edwardian conversion flat offering an array of character features, high ceilings and a private south facing garden with direct access located very close to Barnes Station and Common.

This charming property is sold with a share of the freehold and provides a spacious open plan living room suited for entertaining. Two double bedrooms, one with en-suite, a family bathroom and south facing garden complete the accommodation while providing ample storage throughout.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.



Two Double Bedrooms



Two Bathrooms



Open Plan Living Suited For Entertaining



Fitted Kitchen



EPC Rating -



Moments From Barnes Station



Excellent Local Schools Nearby



Set Back From The Road With Quiet & Peaceful Garden



Potential To Extend (STPP)




High Ceilings With Period Charm




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

020 8788 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> | | |
| | 50 | 69 |
| 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 | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
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| England & Wales | EU Directive 2002/91/EC  | |

