



**JAMES
ANDERSON**




FOR SALE

£575,000

Upper Richmond Road West, London, SW14

A stunning two double bedroom top floor apartment with ample living space and natural light located in the heart of East Sheen. The property is presented in excellent condition throughout to include an open plan reception with dual aspect windows, wood floors, a modern and well equipped kitchen, one family bathroom and two generous bedrooms. There is also an exceptional amount of good storage located throughout the eaves and external to the flat. The added benefit of low service charges and well looked after common areas truly make this a brilliant purchase for professionals or families searching for a home close to good transport links and excellent schools.

Tenure:
Ground rent:
Service charge:

-  Two Bedrooms
-  Mortlake Train Station (ZONE 3)
-  One Family Bathroom
-  Thomson House & East Sheen Primary Schools (OFSTED OUTSTANDING)
-  Open Plan Living Space
-  Central Location
-  Extremely Social Kitchen With Breakfast Bar
-  In Excess of 1,000 Sqft
-  Share Of Freehold | EPC | Council Tax
-  Beautifully Presented Throughout



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

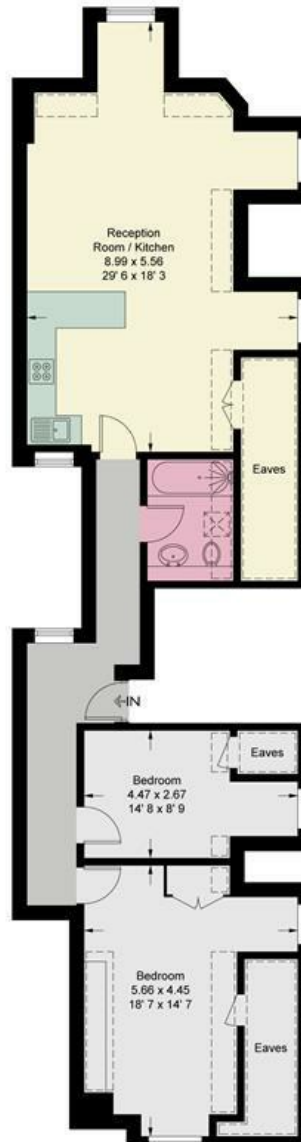
020 8876 6611

Upper Richmond Road

Approximate Gross Internal Area = 1042 sq ft / 96.8 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 187 sq ft / 17.4 sq m



= Reduced headroom below 1.5m / 5'0"



Third 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
<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>		
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		
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