



**JAMES
ANDERSON**



FOR SALE

£650,000

Upper Richmond Road West, London, SW14

An exceptionally spacious (approaching 1,130 sq ft) period property that has a modern design and is well-presented with an abundance of natural light in the heart of East Sheen. This stunning split level home is arranged to provide three double bedrooms, an en-suite shower room to the principal bedroom, one family bathroom and a fabulous south facing reception room which is open plan to a stylish modern fitted kitchen complete with high end appliances. The apartment is finished to an excellent standard throughout and also includes ample built in storage in the eaves, solid wood flooring in most of the rooms and triple glazed windows for superior sound insulation.

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 Bedrooms



Two Bathrooms



Open Plan Living Space



Modern Fully Equipped Kitchen



Leasehold | EPC C | Council Tax Band E



Mortlake Train Station (ZONE 3)



Thomson House & East Sheen Primary Schools



Centrally Located



Private Entrance



Split Level Maisonette



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

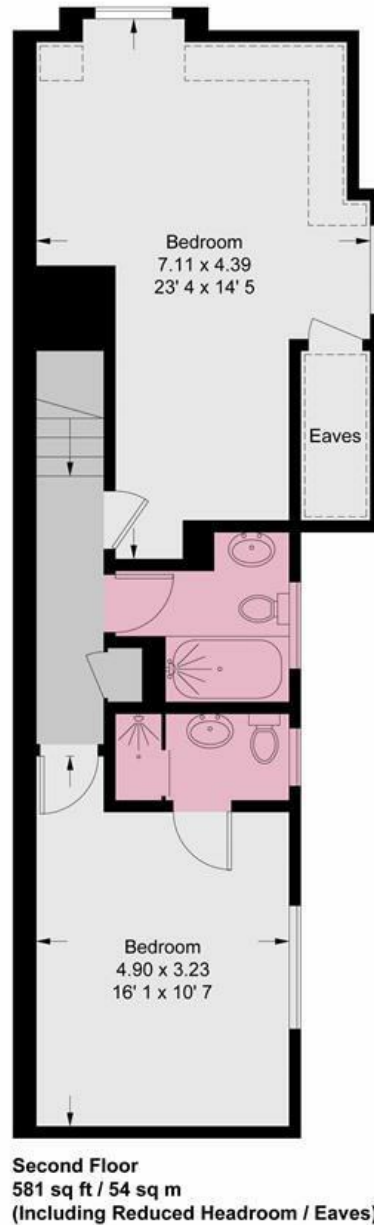
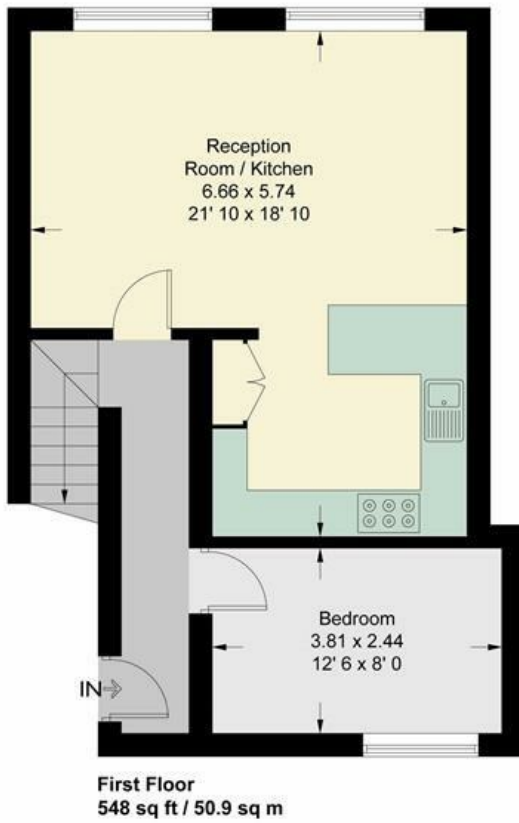
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 1129 sq ft / 104.9 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 42 sq ft / 3.9 sq m



= Reduced headroom below 1.5m / 5'0



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 | | | |
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| England & Wales | | EU Directive 2002/91/EC | |

