



**JAMES  
ANDERSON**



# FOR SALE

# £535,000

## Upper Richmond Road West, London, SW14

A spacious first-floor apartment at Sheengate Mansions offering a delightful blend of comfort and convenience. With two generously sized double bedrooms, this purpose-built flat is perfect for individuals, couples, or small families seeking a tranquil yet vibrant lifestyle. The property features a wide entrance hallway, a large and bright reception room, two good sized bedrooms, one bathroom and a separate kitchen / dining area with access out to well maintained rear gardens that benefit from the south facing aspect.

This apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location being situated in the heart of East Sheen with a variety of amenities immediately on the doorstep. Additionally, the property is offered with no chain, making it an ideal choice for those looking to move in without delay.

\*Please be advised the lease prohibits dogs

Ground rent: peppercorn (€0)

Lease remaining: 140 years

Service charge: £4,000 per year (includes a reserve fund payment = £2k)



Two Double Bedrooms



One Family Bathroom



Reception Room With Feature Fireplace



Separate Kitchen / Dining Space



Leasehold | EPC Rating C | Council Tax C



Mortlake Train Station [24 Minutes to Waterloo]



East Sheen Primary School Catchment



First Floor Mansion Apartment



No Onward Chain



In Excess of 950 Sqft



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

020 8876 6611

# Sheengate Mansions

Approximate Gross Internal Area = 953 sq ft / 88.5 sq m



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First 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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