



**JAMES  
ANDERSON**



# FOR SALE

# £540,000

## Upper Richmond Road West, London, SW14

A spacious and well-proportioned two double bedroom flat situated on the first of this highly sought after block moments from all the boutique cafes, shops and amenities of Sheen High Street. As you enter, you'll immediately notice the warmth of the wooden floors that stretch across the living spaces. The accommodation includes, a wide entrance hallway, a separate reception room, two double bedrooms, one family bathroom and a large open kitchen/dining room ideal for entertaining. There is also the benefit of well maintained communal gardens with bike storage at the rear. Your property is very centrally located, ideal for all of the amenities of East Sheen village and Mortlake train station, as well as being a short walk to Richmond Park.

\*Please be advised the lease prohibits dogs

Lease remaining: 156 years  
Service charge: £4,000 per year  
Ground rent: £50 per year

-  Two Bedrooms
-  Mortlake Overground Station (ZONE 3)
-  One Bathroom
-  East Sheen Primary School Catchment
-  One Reception Room With Feature Fireplace
-  Central Location
-  Modern Kitchen
-  First Floor Period Mansions Apartment
-  Leasehold | Council Tax C | EPC D
-  Long Lease & No Chain



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

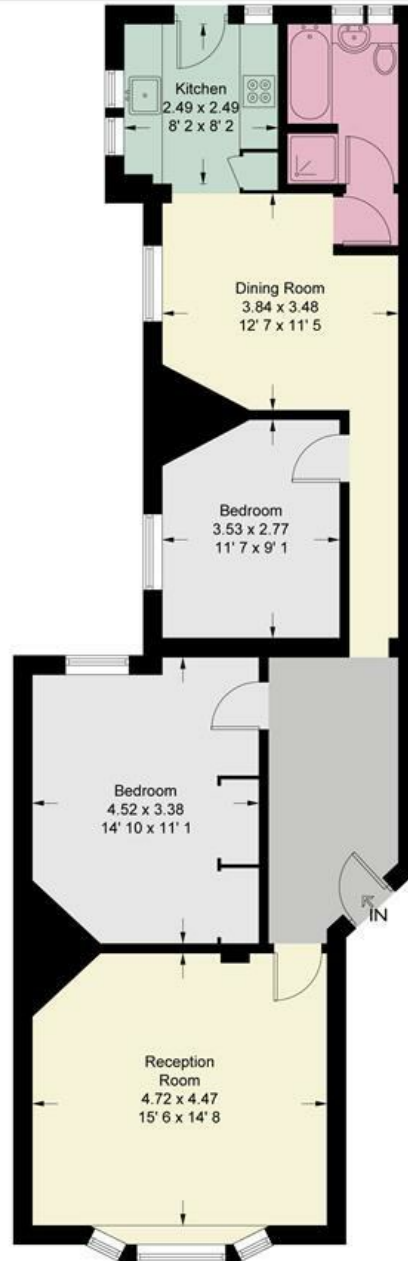
020 8876 6611

# Sheen Gate Mansions

Approximate Gross Internal Area = 937 sq ft / 87.1 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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