



**JAMES  
ANDERSON**



## FOR SALE

**£630,000**

Upper Richmond Road West, London, SW14

Chain Free

An exceptionally spacious (approaching 1,300 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 home has accommodation over three floors and is arranged to provide entrance hallway, three double bedrooms, a modern integrated kitchen, a family bathroom with freestanding shower, and a fabulous double reception room which is south facing. The apartment is finished to an excellent standard throughout and also includes ample storage in the eaves, original fireplaces in most of the rooms, a long lease and double windows for superior sound insulation. All of the amenities of East Sheen village and Mortlake train station are just moments away, as well as being a short walk to Richmond Park.

Tenure: Leasehold  
Ground rent: £125  
Service charge: £0

-  Three Double Bedrooms
-  One Family Bathroom
-  South Facing Reception Room
-  Modern Kitchen With Appliances
-  Leasehold | EPC C | Council Tax Band D
-  Mortlake Station
-  East Sheen Primary School Nearby
-  Stunning Split Level Period Apartment
-  No Onward Chain
-  Private Access & 1,270 Sqft



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

020 8876 6611

# Upper Richmond Road

Approximate Gross Internal Area = 1236 sq ft / 114.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 37 sq ft / 3.4 sq m  
 Total = 1273 sq ft / 118.3 sq m



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>		
(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>		
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