



**JAMES
ANDERSON**



FOR SALE

£300,000

Upper Richmond Road West, Richmond, TW10

Offers In Excess Of

A truly unique and beautifully presented spacious one double bedroom period ground floor apartment nestled perfectly between East Sheen & Richmond. This stunning home comes with a SHARE OF FREEHOLD and has accommodation arranged to provide one bedroom, an open plan reception room with modern kitchen including integrated appliances & under floor heating throughout, a shower bathroom and excellent built in storage.

The property also benefits from high ceiling, beautiful large windows flooding the living areas natural light and will be SOLD WITH NO ONWARD CHAIN. The position of the flat is fantastic with Richmond Park, Sheen Common, Richmond town centre and over ground stations all within reach.

Share of freehold: 963 YEARS REMAINING

Service charge: £0

Ground rent: £0

-  One Double Bedroom
-  One Shower Bathroom
-  Open Plan Reception Room
-  Modern Fully Equipped Kitchen
-  SHARE OF FREEHOLD | EPC D | Council Tax - RICHMOND
-  0.6 Miles To North Sheen Station (Zone 3)
-  Period Conversion Flat
-  Just 1 Mile From Richmond Centre
-  NO ONWARD CHAIN
-  Ideal First Time Buy or Buy To Let Purchase

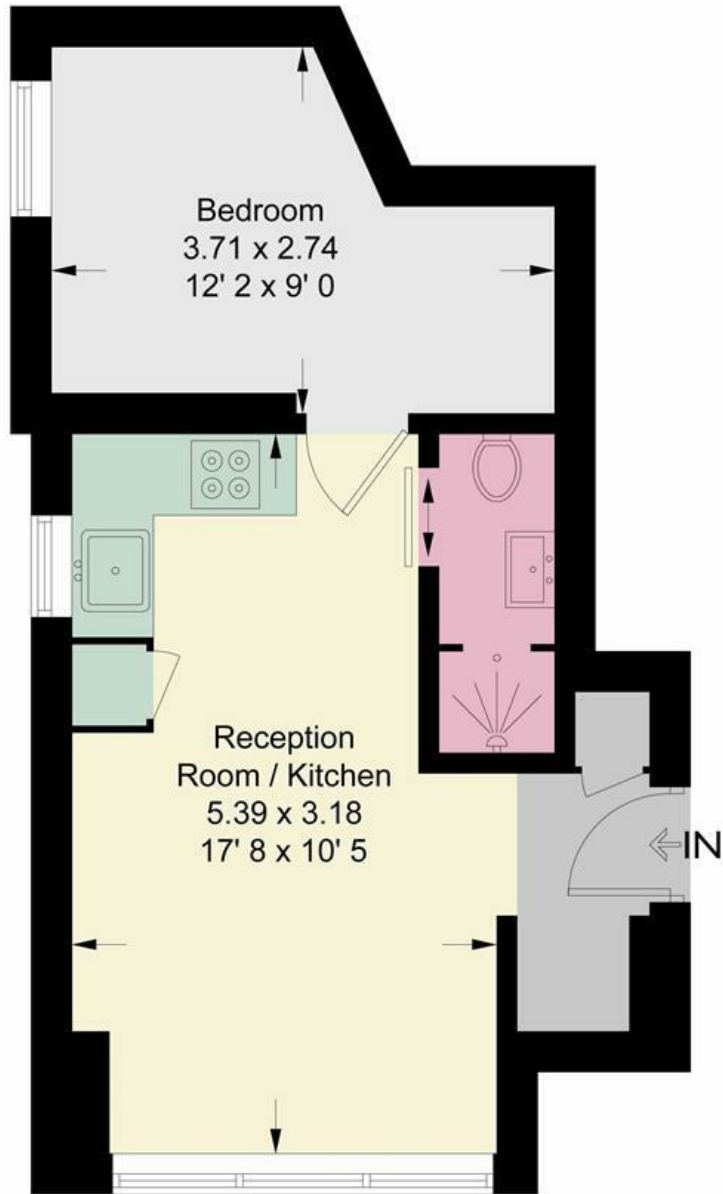


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Upper Richmond Road

Approximate Gross Internal Area = 320 sq ft / 29.7 sq m



Ground 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) 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			
(21-38) F			
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