



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road, London, SW15

**£575,000**

Offers In Excess Of

Nestled on the vibrant Upper Richmond Road in London, this exquisite fourth-floor flat offers a perfect blend of modern living and convenience. With two well-appointed bedrooms and two bathrooms, including a stylish en-suite, this property is ideal for professionals or small families seeking a comfortable urban retreat.

The flat is situated within a contemporary purpose-built block, meticulously maintained and presented in immaculate condition. The open-plan living area is bathed in natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with built-in appliances, making it a delight for those who enjoy cooking and entertaining.

One of the standout features of this property is the stunning views of the city, providing a picturesque backdrop to your daily life. Additionally, the flat is conveniently located just a five-minute walk from the nearest station, ensuring easy access to the wider London area. With no onward chain, this property is ready for you to move in and make it your own. Spanning an impressive 781 square feet, this flat offers ample space for comfortable living.

Leasehold, 101 years remain

Service charge £3976.56/ Ground rent £250

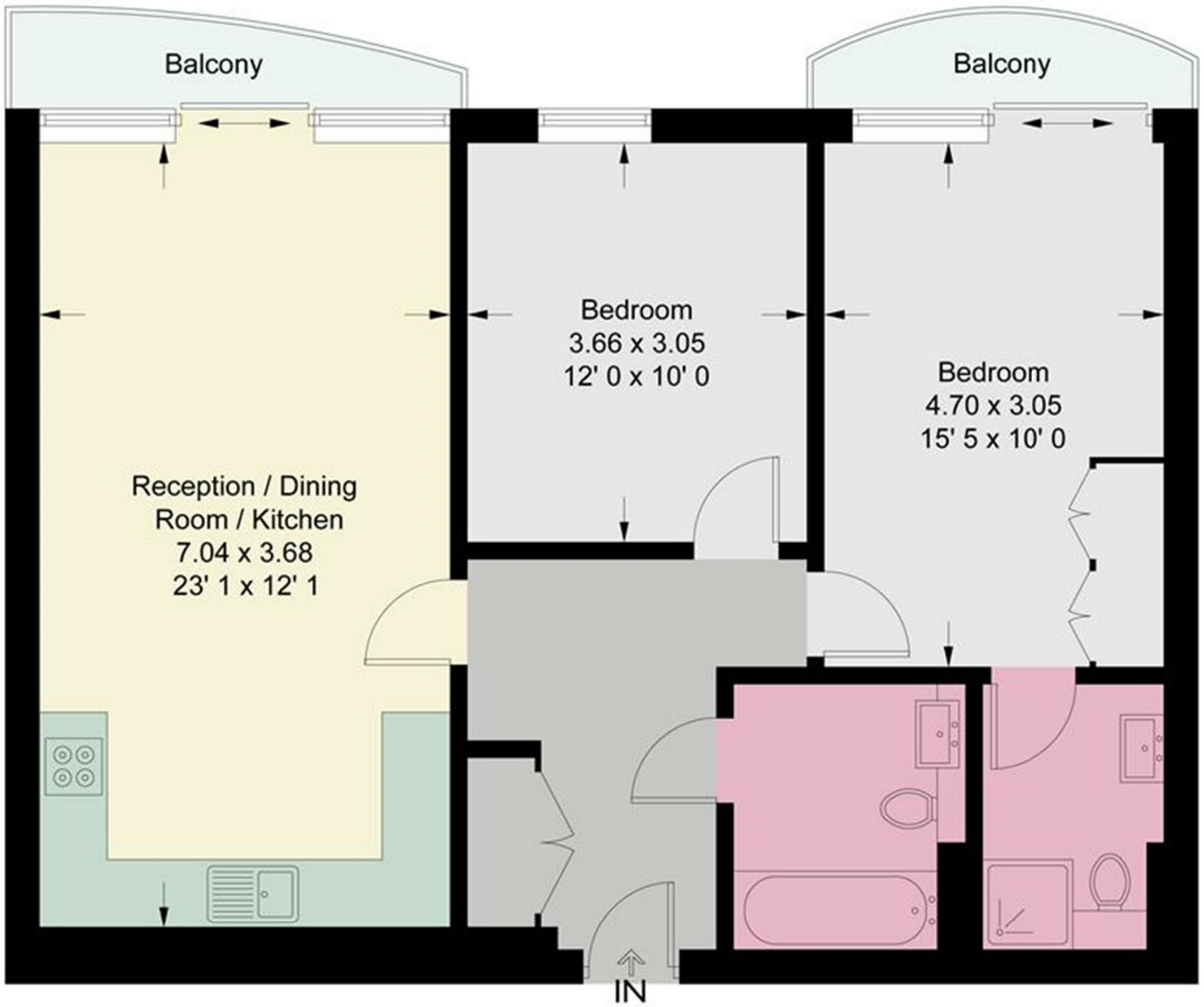
EPC rating C/ council tax band F

No onward chain



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**Fourth Floor**

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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