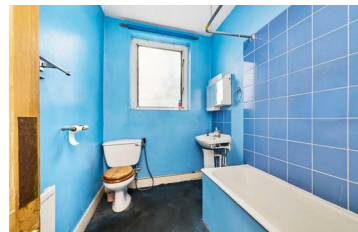




JAMES  
ANDERSON



## FOR SALE

£425,000

Upper Richmond Road West, London, SW14

TOP FLOOR APARTMENT - LONG LEASE - EXCELLENT REFURBISHMENT OPPORTUNITY - NO CHAIN

A two bedroom top floor apartment located in this popular mansion block in the heart of East Sheen. The property requires complete renovation and will provide a superb long term opportunity and home. There is close to 1,000 sqft of accommodation arranged to provide two double bedrooms, one bathroom, a separate reception room, kitchen area and dining room. Many of the rooms retain the original fireplaces and there is also the benefit of a long lease. Outside the property benefits from access to well maintained communal gardens and secure bike storage at the rear. This property is very centrally located, ideal for the amenities of East Sheen village and Mortlake train station, as well as being a short walk to Richmond Park.

\*Please be advised this property prohibits dogs

Leasehold: 249 years remaining  
Service charge: ASK AGENT  
Ground rent: ASK AGENT



Two Double Bedrooms



One Bathroom



One Reception Room



Separate Kitchen Area & Dining Room



Leasehold | EPC Rating D | Council Tax Band C



0.4 Miles To Mortlake Train Station



Near To East Sheen Primary School



Top Floor Period Apartment



Close To 1,000 Sqft



Sold With No Chain



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

020 8876 6611

# Sheengate Mansions

Approximate Gross Internal Area = 996 sq ft / 92.5 sq m



JAMES  
ANDERSON



Second 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		
	58	65
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

