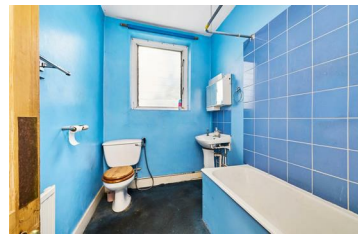# FOR SALE

£450,000

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

Sheengate Mansions

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

JAMES ANDERSON

Balcony

Fire Escape

B

Kitchen
2.72 x 2.59
8' 11 x 8' 6

Dining Room
3.71 x 3.02
12' 2 x 9' 11

Bedroom
3.48 x 3.00
11' 5 x 9' 10

Bedroom
4.52 x 3.61
14' 10 x 11' 10

IN

Reception Room
4.78 x 4.57
15' 8 x 15' 0

N

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	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC