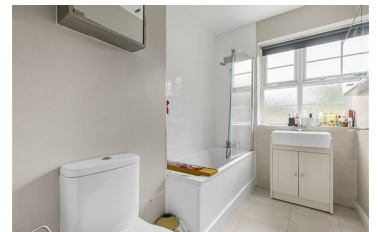




JAMES
ANDERSON



FOR SALE

Sheen Court, Richmond, TW10

£550,000

Offers In Excess Of

A well presented ground floor apartment in the popular development, Sheen Court. This superb apartment has accommodation arranged to provide a modern kitchen and bathroom, two bedrooms, excellent built in storage throughout and access to maintained communal gardens. The property also benefits from residents parking, low service charges, a share of freehold and will be sold with NO ONWARD CHAIN.

Sheen Court is an extremely well-managed block offering competitive service charges which includes water, heating and the possibility to rent a garage. The position of the flat is fantastic with Richmond Park, Sheen Common, Richmond town centre and over ground stations all within reach.

Service charge: £1,364 per year (approx)

Ground rent: £25 per year (approx)



Two Double Bedrooms



One Bathroom



West Facing Reception Room



Modern Kitchen



Share of Freehold | Council Tax C | EPC Rating D



Close To North Sheen Station (ZONE 3)



Several Excellent Primary Schools Nearby



Private Residential Development



Off Street Residents Parking



Ground Floor Apartment



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

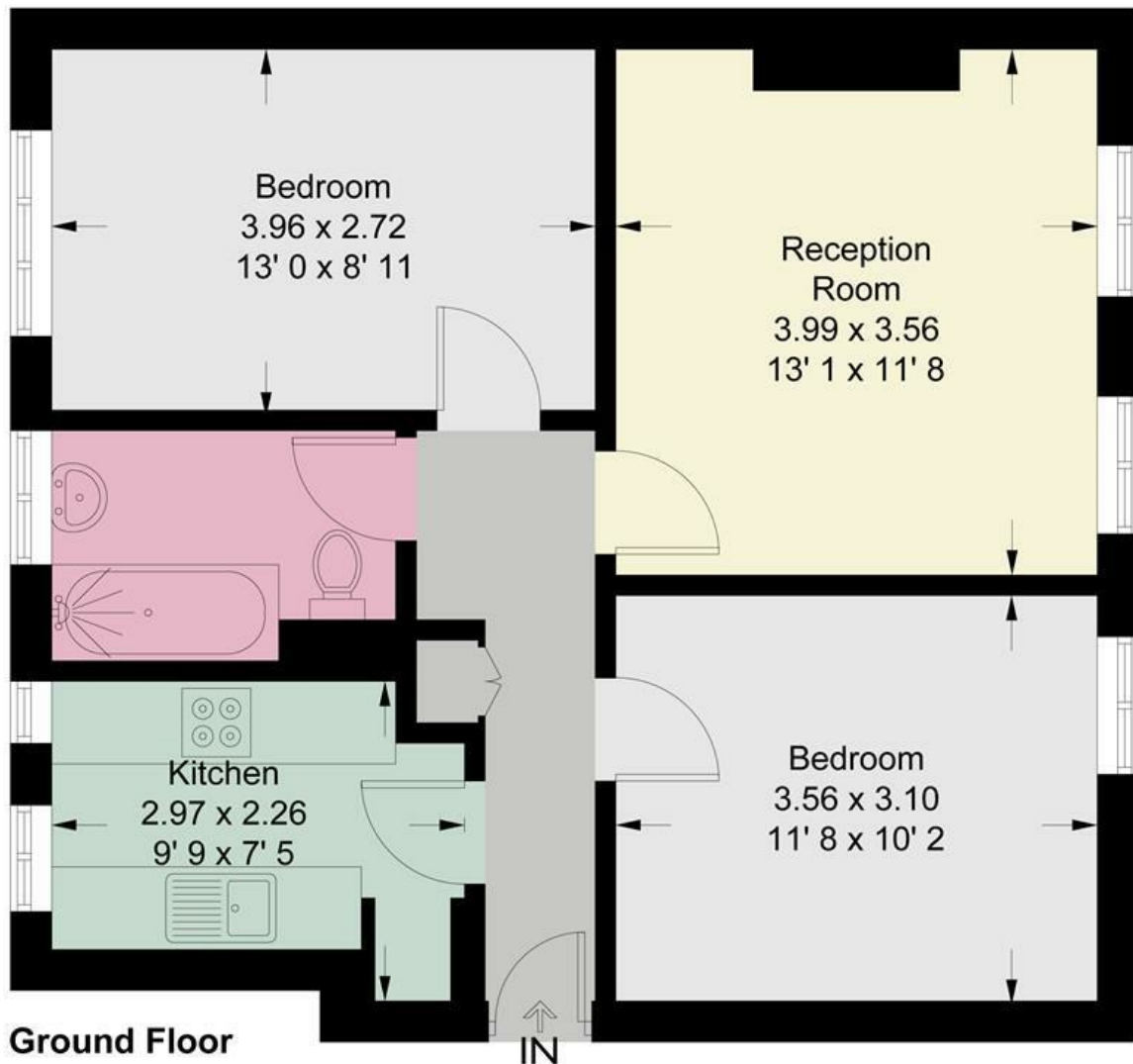
020 8876 6611

Sheen Court

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m



JAMES
ANDERSON



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	74
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

