



JAMES
ANDERSON



FOR SALE

Upper Richmond Road West, London, SW14

£600,000

Offers In Excess Of

This spacious period garden flat offers a rare opportunity to acquire a charming home with off-street parking, close to the OUTSTANDING East Sheen Primary School.

Rich in period character, the property features a generous private rear garden with exciting potential to extend (STPP). The current layout includes two well-proportioned bedrooms, a stylish family bathroom, a modern fully-equipped kitchen, and a useful cellar for additional storage. The highlight is the impressive living area, which opens directly onto the large rear garden that is perfect for entertaining or relaxing in a tranquil outdoor space.

The apartment is ideally located for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Both Barnes and Mortlake stations providing direct services to London Waterloo are within easy early and the recreational amenities of Palewell Common and Richmond Park are also easily accessible.



Two Bedrooms



One Bathroom



Stunning Reception Room



Modern Fully Equipped Kitchen



Share Of Freehold | EPC | Council Tax Band D



Close To Both Barnes & Mortlake Stations



East Sheen Primary School Catchment [OUTSTANDING]



Handsome Period Building



Large Private Garden



Off Street Parking



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

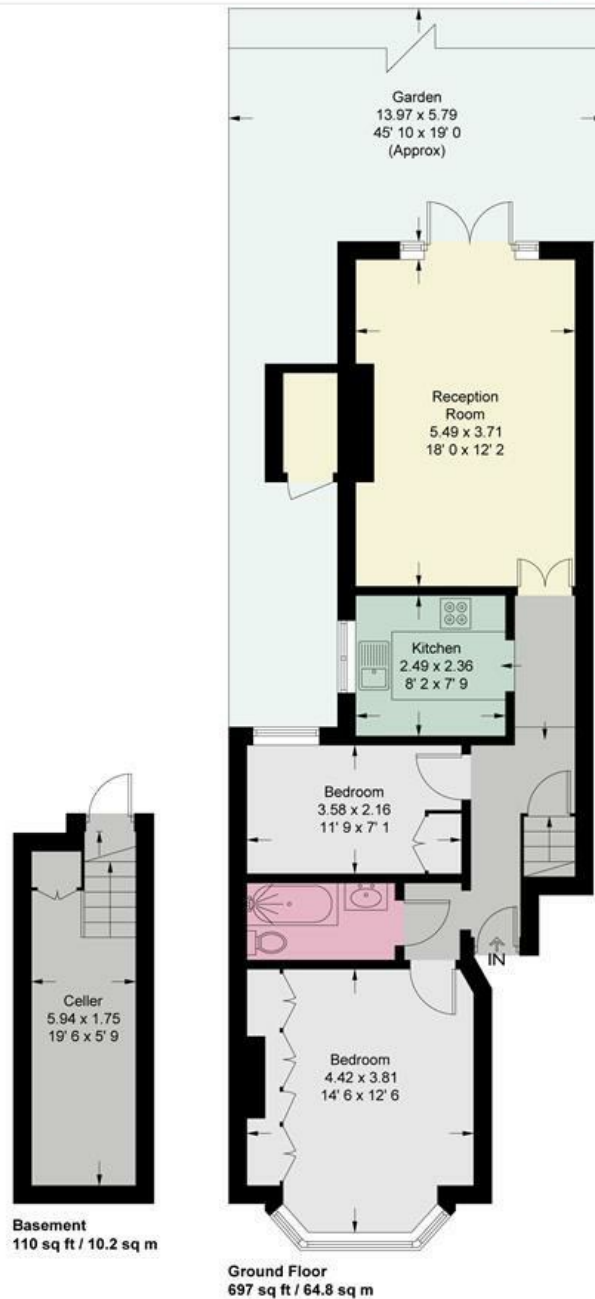
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 807 sq ft / 75 sq m



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

