



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road West, London, SW14

**£500,000**

Offers In Excess Of

A spacious two double bedroom top floor apartment in the heart of East Sheen. This wonderful flat benefits from an abundance of natural light with a dual aspect living space, two large double bedrooms and a modern family bathroom. The excellent sized reception room features a large modern open plan kitchen area and is fitted with air conditioning for those warm summers. This spacious area could easily host a three piece suite in the lounge with room for an additional dining table. Further benefits include double glazed windows throughout, modern boiler with remaining warranty, secure entry phone system and ample built in storage.

Positioned centrally in Sheen, in a prime location, Mortlake Train Station with trains direct to Waterloo is within a five minute walk. You'll find local amenities on your doorstep including a large array of popular bakeries, coffee shops, supermarkets and restaurants. Highly rated local primary schools can be found within half a mile as can the wide and open green spaces of Richmond Park, situated behind the property. Free parking can be found on Sheen Lane and side roads.

Tenure: Leasehold

Service charge: £ ADHOC

Ground rent: £75 per year



Two Double Bedrooms



One Family Bathroom



Open Plan Living Space



Fully Fitted Kitchen



Leasehold | EPC C | Council Tax Band D



Just 0.3 Miles To Mortlake Station



Close To Several Excellent Local Schools



Top Floor Period Apartment



In Excess of 770 Sqft



Well Presented Throughout

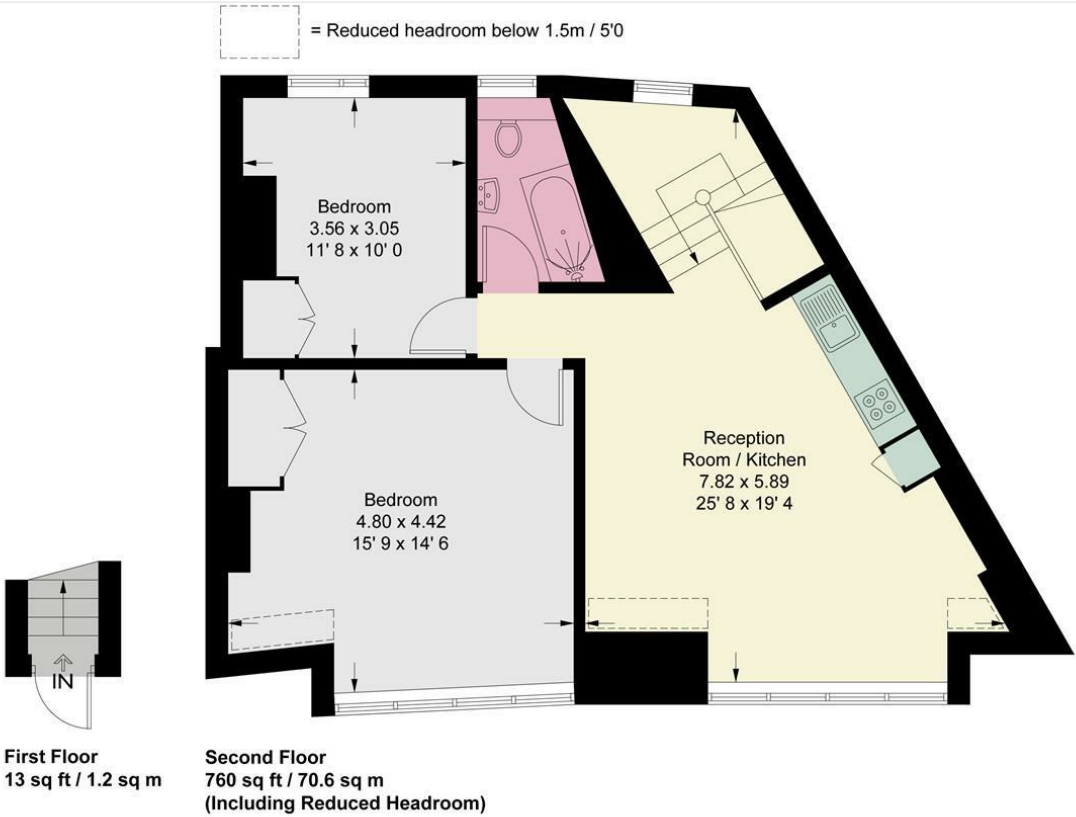


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 16 sq ft / 1.5 sq m



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 <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 |           |

