



JAMES  
ANDERSON



## FOR SALE

£375,000

### Upper Richmond Road West, London, SW14

An extremely well presented top floor apartment offered for sale in immaculate condition and situated in the heart of the Town Centre. The property provides a beautifully presented living room, open plan to the modern fully fitted kitchen, a good size double bedroom and a large modern bathroom ensuite. There is also access to a large loft ideal as storage or the possibility to extend (Stpp). There is a small patio outside which is shared with the first floor apartment. Entered from Richmond Park Road the property is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.

Lease remaining: 900 years (approx)

Ground rent: £0

Service charge: adhoc



One Double Bedroom



Modern Shower Bathroom



Open Plan Living



Fully Integrated Kitchen



Share of Freehold | Council Tax Band C | EPC Rating C



0.3 Miles To Mortlake Train Station



Beautifully Presented Throughout



Central Location



Top Floor Apartment - Scope To Extend (STPP)



Communal Rear Garden



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

020 8876 6611

# Upper Richmond Road West

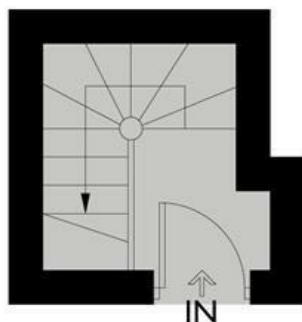
Approximate Gross Internal Area = 472 sq ft / 43.8 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 12 sq ft / 1.1 sq m



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= Reduced headroom below 1.5m / 5'0



**First Floor**  
40 sq ft / 3.7 sq m



**Second Floor**  
432 sq ft / 40.1 sq m  
(Including Reduced Headroom)

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			
75		80	
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

