



JAMES  
ANDERSON



# FOR SALE

# £650,000

## Upper Richmond Road, London, SW15

Nestled on the prestigious Upper Richmond Road in London, this splendid purpose-built flat offers a harmonious blend of comfort and modern living. Spanning an impressive 1055 square feet, the property boasts two generously sized double bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. The principal bedroom features a convenient en-suite bathroom, while a large family bathroom serves the second bedroom and guests alike.

As you enter, you are greeted by a vast reception area that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The wide hallways enhance the sense of space throughout the flat, making it feel even more inviting. The large kitchen/diner is a delightful feature, offering a perfect setting for family meals or social gatherings.

This flat is situated on the third floor of a well-regarded building, which is in excellent condition and requires no external wall safety (ESW1) work. Residents will appreciate the communal south-facing garden, ideal for enjoying sunny days outdoors. The property also benefits from secure underground parking for one vehicle, along with additional visitors' parking, ensuring convenience for both residents and guests.

With an EPC rating of C and a council tax band of F, this flat is not only spacious but also energy efficient. The share of freehold, with 102 years remaining, adds to the appeal of this remarkable property. Excellent transport links make commuting a breeze, placing you within easy reach of the vibrant offerings of London.



Two double bedrooms both with fitted wardrobes, en-suite in the principal bedroom



Large family bathroom



Huge reception space, wide hallways, very spacious throughout



Large kitchen/diner



EPC rating C/ Council tax band F/ Share of freehold 102 years remain



Excellent transport links



Secure underground parking for one vehicle, visitors parking



Communal south facing garden



Well regarded building, in excellent condition, no ESW1 required



Third floor, 1055 Sq ft



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

0208 785 4400

Seymour Court

Approximate Gross Internal Area = 1055 sq ft / 98 sq m



Third 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                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 80                      | 83        |
| 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 |           |

