



**JAMES  
ANDERSON**



# FOR SALE

**£325,000**






## Upper Richmond Road West, East Sheen, SW14

With a highly sought-after location, this beautifully presented first-floor one-bedroom apartment combines style and convenience. The property boasts a bright and spacious open-plan reception room with a sleek, modern fitted kitchen, alongside a generously sized bedroom with an elegant en suite bathroom. There is also a separate guest cloakroom and ample fitted storage throughout.

Perfectly positioned on Upper Richmond Road West, residents can enjoy a superb selection of local shops, cafés, and restaurants, excellent transport links into Central London, and the natural beauty of nearby Richmond Park.

Leasehold: 109 years remaining  
Ground rent: £250 per year  
Service charge: £520 per year

-  Superb One Bedroom First Floor Apartment
-  One Bathroom
-  Fantastic Open Plan Living Space
-  Modern Kitchen
-  Leasehold | EPC Rating C | Council Tax Band C

-  0.4 Miles To Mortlake Station
-  Separate Guest Cloakroom
-  Moments From Local Amenities
-  Beautiful Finish Throughout With Classic Period Charm
-  No Chain



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

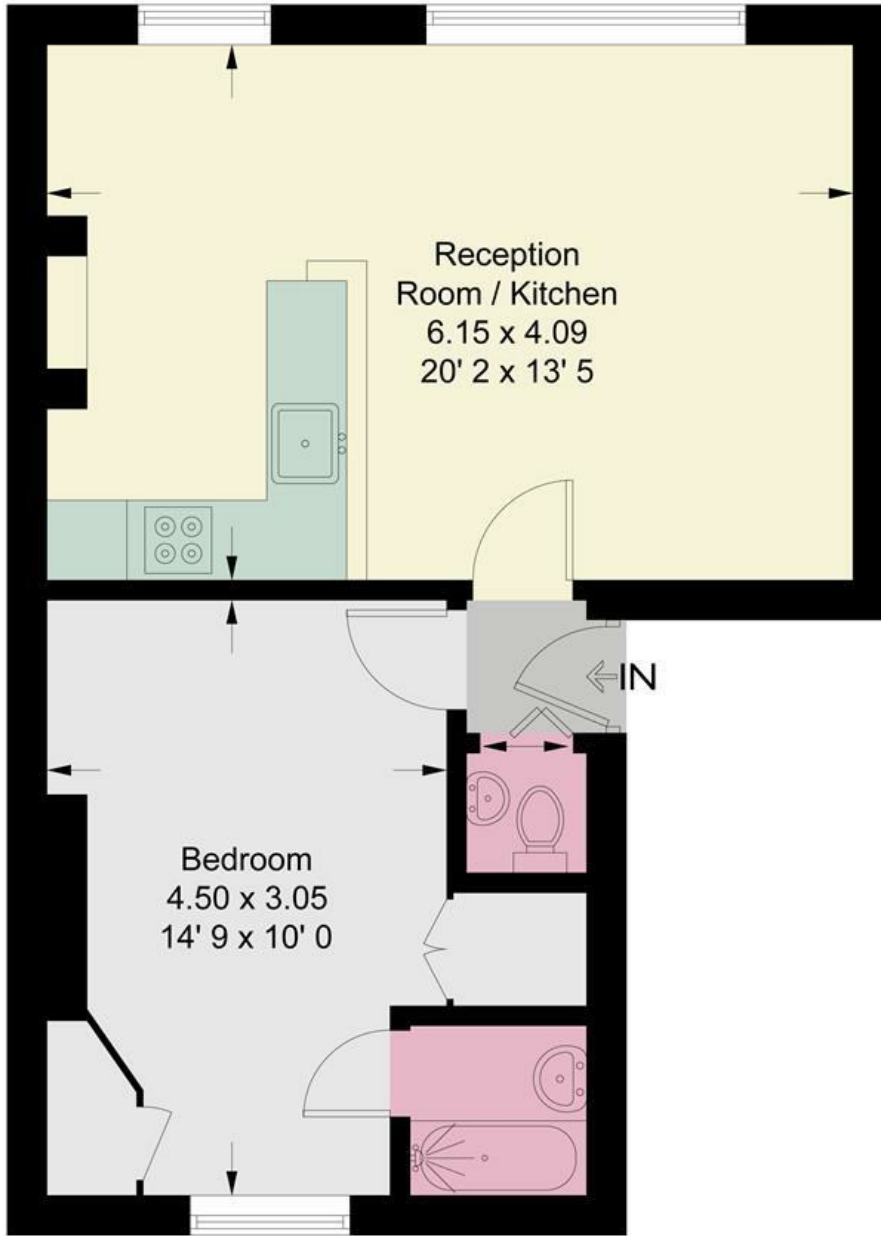
**020 8876 6611**

# Upper Richmond Road West

Approximate Gross Internal Area = 480 sq ft / 44.6 sq m



**JAMES  
ANDERSON**



**First 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

