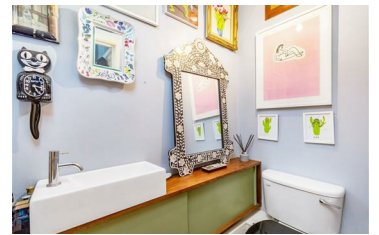
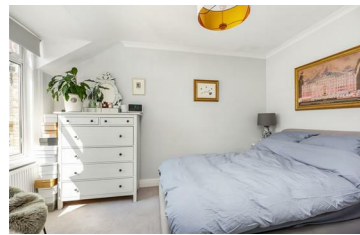




JAMES  
ANDERSON



## FOR SALE

**£425,000**

### Upper Richmond Road West, London, SW14

A beautifully presented bright and spacious period conversion apartment situated on the second floor (top) of an attractive period building. The property is centrally situated for the extensive leisure and shopping amenities of East Sheen including Waitrose and a number of independent shops, restaurants, gastro pub, bars and coffee shops. The property is accessed via a communal entrance hall with staircase to the second floor communal landing with private door into the property. The accommodation comprises an entrance hall, a spacious reception room, a fully fitted modern kitchen, a contemporary styled bathroom and a separate w.c. There is also access to a large loft which is ideal for storage and offers future scope to extend (subject to ownership and planning). Upper Richmond Road West is ideally located for Mortlake station providing direct links to London and for public transport links to Barnes, Hammersmith, Putney and Richmond. Whilst the extensive recreational amenities of Richmond Park and Palewell Common are moments away.

Lease remaining: 86 years

Ground rent: £50 per year

Service charge: £100 - £250 per year approx



One Bedroom



One Bathroom With Separate W/C



Reception Room With Space For Dining



Modern Separate Kitchen



Leasehold | Council Tax Band C | EPC D



0.3 Miles To Mortlake Station (ZONE 3)



In Excess Of 500 Sqft



Central East Sheen Location



Period Top Floor Flat



Off Street Parking



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

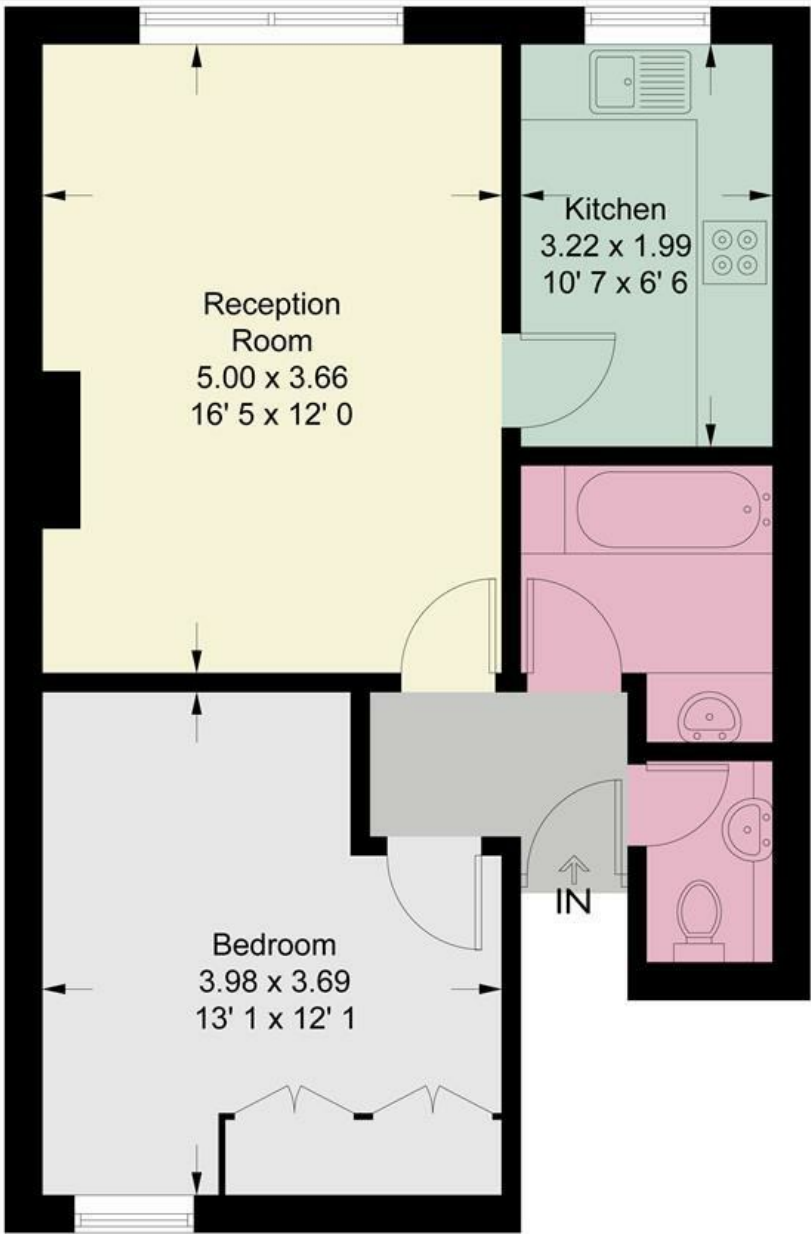
020 8876 6611

# Upper Richmond Road

Approximate Gross Internal Area = 520 sq ft / 48.3 sq m



JAMES  
ANDERSON



Second 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		
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

