



JAMES  
ANDERSON



## FOR SALE

**£495,000**

### Upper Richmond Road West, London, SW14

A fabulous two bedroom raised ground floor apartment located in this highly sought after 'art-deco' development on the Parkside of East Sheen, the spacious accommodation is well proportioned throughout and comprises a large reception room overlooking the communal gardens, a separate kitchen with rear access, two bedrooms and a modern family bathroom. Further benefits included wood flooring throughout, a share of freehold and residents off street parking.

Deanhill Court is only a short distance from the largest of the Capital's eight Royal Parks and many other green areas, East Sheen has an excellent choice of Schools and a generous mix of independent and chain coffee shops, retail shops, bars and restaurants. Transport links include Mortlake Station with over ground fast train services into London Waterloo and regular bus services to Richmond, Barnes and Putney

Tenure: Share of freehold (998 years)

Ground rent: £520 per year (approx)

Service charge: £2,284 per year (approx)



Two Bedrooms



One Bathroom



Separate Reception Room



Modern Fully Fitted Kitchen



Share of Freehold | EPC Rating D | Council Tax D



0.7 Miles To Mortlake Station



Sheen Mount Primary School Catchment



Ground Floor Flat



Residents Off Street Parking



Beautifully Presented Throughout

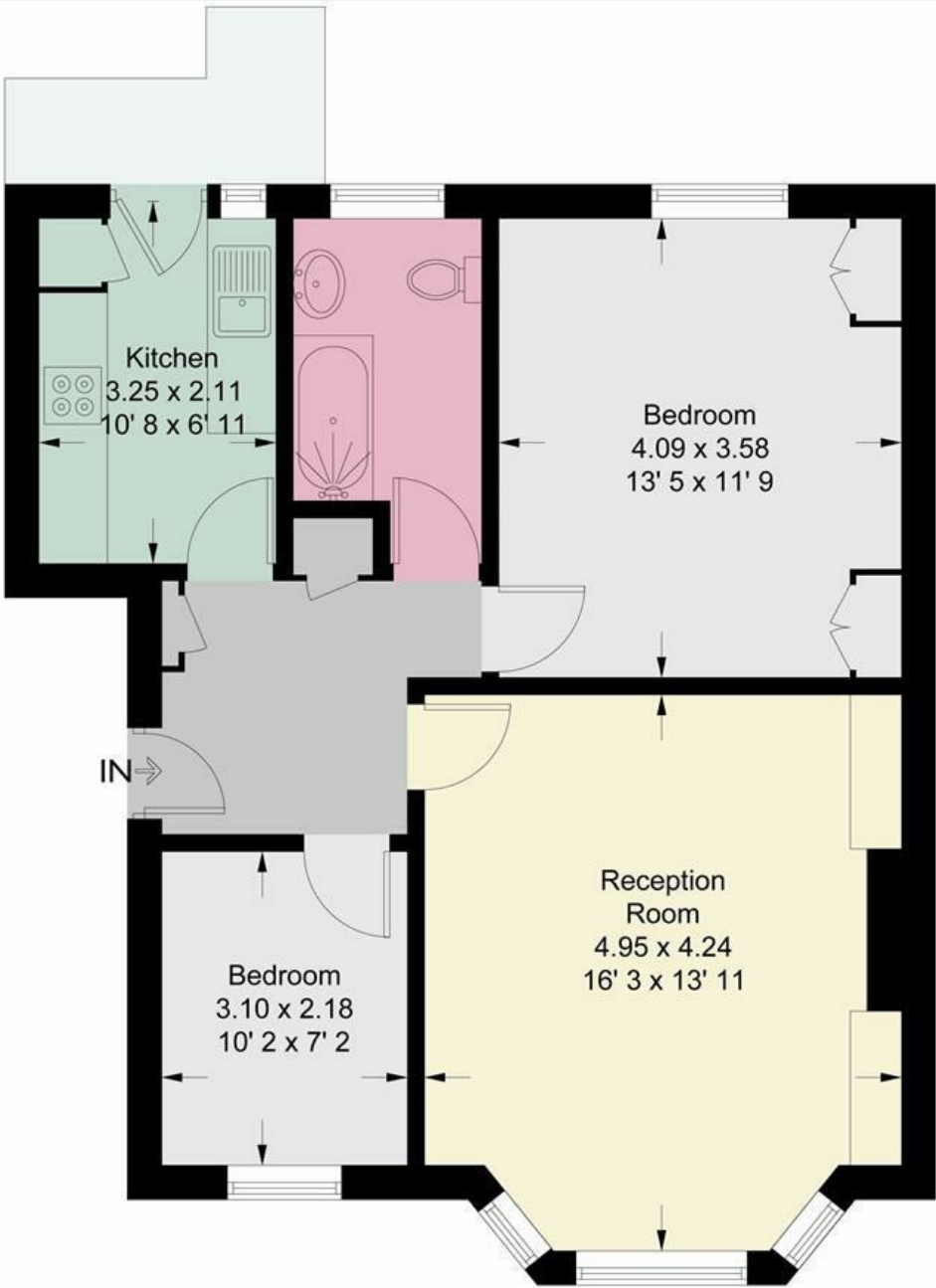


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Deanhill Court

Approximate Gross Internal Area = 657 sq ft / 61 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		
	62	79
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		
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