



**JAMES  
ANDERSON**



# FOR SALE

**£285,000**

## Upper Richmond Road West, East Sheen, SW14

A SUPER studio apartment located in the heart of Sheen. The property is finished to a really high standard throughout, including a stunning bathroom, complete with bath and separate shower cubicle. The property will sold with all AEG appliances and offers an excellent rental yield for incoming investors.

Further benefits include a separate bike store, a long lease and the option to purchase with a tenant in situation.

As well as the largest of the Capitals 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. Regular bus services to Richmond, Hammersmith and Putney.






Lease remaining: 112 years

Ground rent: £125 per year

Service charge: £1,000 per year (approx)

EPC = C

-  Studio Apartment
-  One Luxury Bathroom
-  Bright Living Space
-  Stunning Fully Equipped Kitchen
-  Leasehold | EPC C | Council Tax B

-  Just 0.3 Miles To Mortlake Train Station
-  Strong Rental Yield
-  Central Location
-  Beautifully Presented Throughout
-  Separate Bike Store



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

020 8876 6611

# Upper Richmond Road

Approximate Gross Internal Area = 340 sq ft / 31.6 sq m



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## 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>			
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