FOR SALE

£475,000

Upper Richmond Road West, East Sheen, SW14

Two double bedroom apartment forming part of a newly built conversion, finished to an exceptional standard throughout.

The property offers wooden floors, neutral décor, and double-glazed windows, creating a bright and contemporary living environment. The accommodation includes two well-proportioned double bedrooms, a spacious living areas with striking fully fitted kitchens, and sleek contemporary wet rooms complete with a Crittall-style shower screen.

Perfectly positioned, the apartments are within easy walking distance of Waitrose, Richmond Park, and Mortlake Station, while an excellent selection of local shops, cafés, and restaurants are also close by.

A rare opportunity to purchase a brand-new home in this sought-after location.

Lease remaining: 122 years remaining
Ground rent: £250 per year
Service charge: £500 per year (approx)

- Two Double Bedrooms
- Modern Shower Room
- Separate Reception Room
- Modern Fully Integrated Kitchen
- Leasehold | EPC D | Council Tax Band C

- Close To Mortlake Station & North Sheen Station
- 0.3 Miles To Sheen Mount Primary School
- Close to Shops & Richmond Park
- Newly Refurbished Throughout
- Sold With No Chain
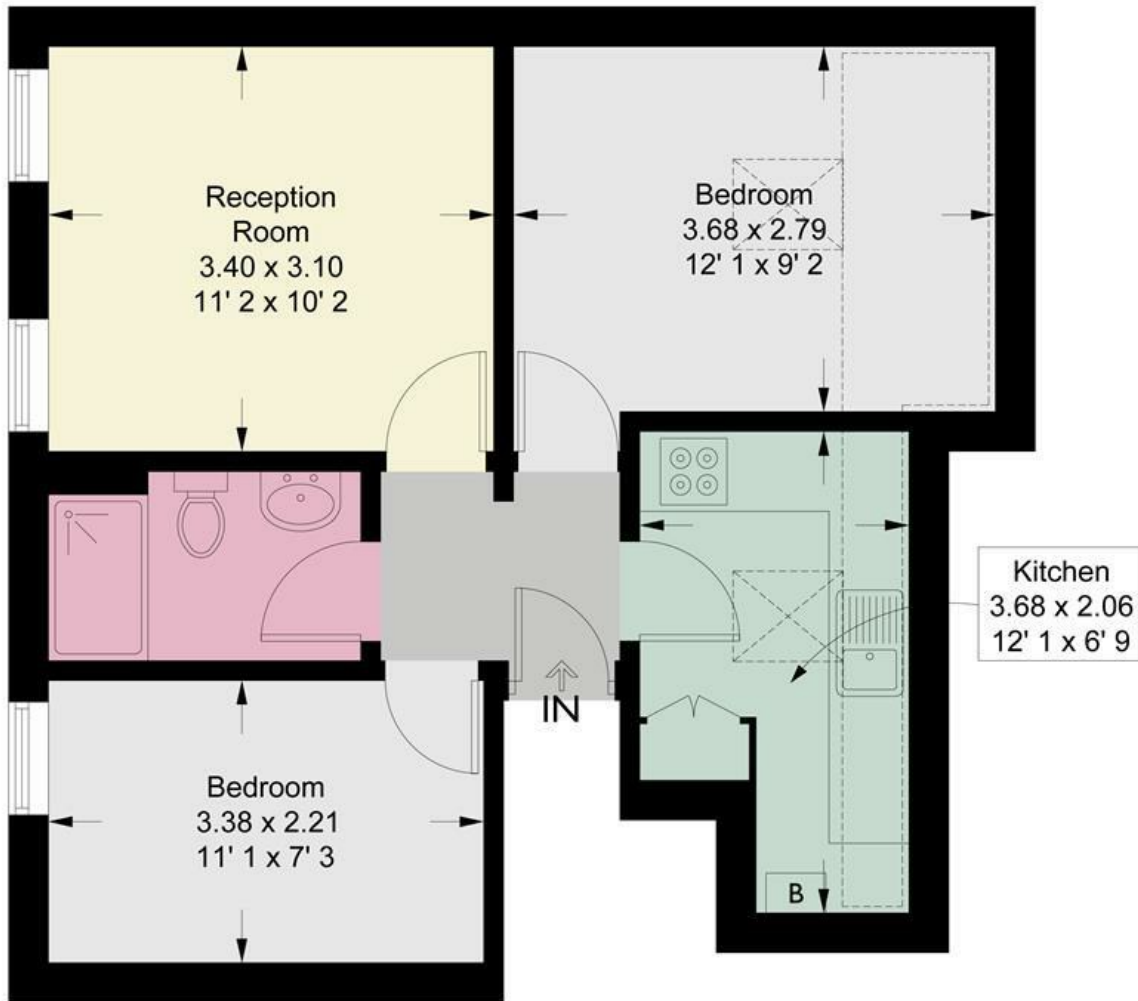
Upper Richmond Road West

Approximate Gross Internal Area = 419 sq ft / 38.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 51 sq ft / 4.8 sq m
Total = 470 sq ft / 43.7 sq m

JAMES ANDERSON

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☐ = Reduced headroom below 1.5m / 5'0

Reception Room
3.40 x 3.10
11' 2 x 10' 2

Bedroom
3.68 x 2.79
12' 1 x 9' 2

Kitchen
3.68 x 2.06
12' 1 x 6' 9

IN

Bedroom
3.38 x 2.21
11' 1 x 7' 3

B

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	62	63
(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$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC