



JAMES
ANDERSON



FOR SALE

£535,000

279 Upper Richmond Road West, East Sheen, SW14

A spacious and well-proportioned two double bedroom flat situated on the second floor (top) of this highly sought after block moments from all the boutique cafes, shops and amenities of Sheen High Street. This elegant apartment exudes natural light and retains many of its period features, with high ceilings and beautiful feature fireplaces creating a wonderful living space with a warm and inviting feel. On entering the property there is a large hallway that leads to an elegant reception room. There are two double bedrooms, one family bathroom and a large open plan kitchen/dining room ideal for entertaining. There is also the benefit of a south facing balcony and well maintained communal gardens with bike storage at the rear. This property is very centrally located, ideal for all of the amenities of East Sheen village and Mortlake train station, as well as being a short walk to Richmond Park.

*Please be advised this property prohibits dogs

Lease remaining: 189 years

Service charge: approx £2,000 per year (plus £1,000 toward a sinking fund)

Ground rent: £50 per year (approx)



Two Double Bedrooms



One Bathroom



Separate Reception Room



Kitchen With Space For Dining



Leasehold | EPC D | Council Tax Band C



0.4 Miles To Mortlake Station



Close To [OUTSTANDING] Local Primary Schools



Central Location



Access To Communal Gardens



No Onward Chain



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

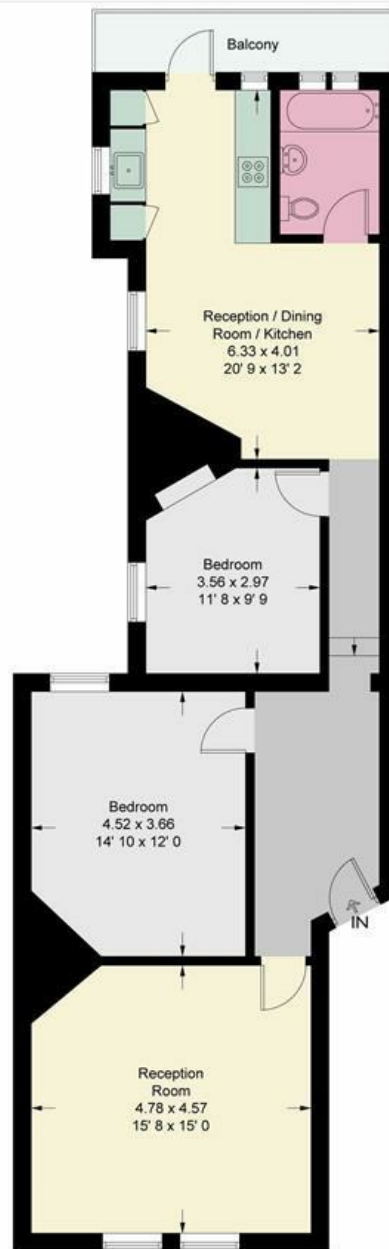
020 8876 6611

Sheengate Mansions

Approximate Gross Internal Area = 981 sq ft / 91.1 sq m



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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	65
(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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

