



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road West, London, SW14

**£300,000**

Offers In Excess Of

A period top-floor one-bedroom apartment featuring a large private roof terrace, ideal for entertaining or relaxing in the sun. The property offers close to 650 sqft of bright and spacious accommodation and is perfectly positioned close to the high street.

The accommodation comprises an entrance hall with storage, a generous reception room with direct access to a private roof terrace, a modern kitchen, and one double bedroom. The bathroom can be accessed both from the hallway and directly from the bedroom, offering convenience and flexibility. The apartment further benefits from a 120-year lease, making it an attractive opportunity for a range of buyers.

Ideally situated on the vibrant East Sheen high street, the property is moments from excellent local amenities and within easy walking distance of Mortlake Station, providing direct links to Central London.

Lease remaining: 122 years

Ground rent: £5 per year

Service charge: Adhoc



One Bedroom



One Shower Bathroom



One Reception Room



Modern Kitchen



Leasehold | EPC E | Council Tax Band B



0.4 Miles To Mortlake Station (23 Minutes To Waterloo)



Top Floor Flat



Central East Sheen Location



Private Roof Terrace



Potential To Add Value

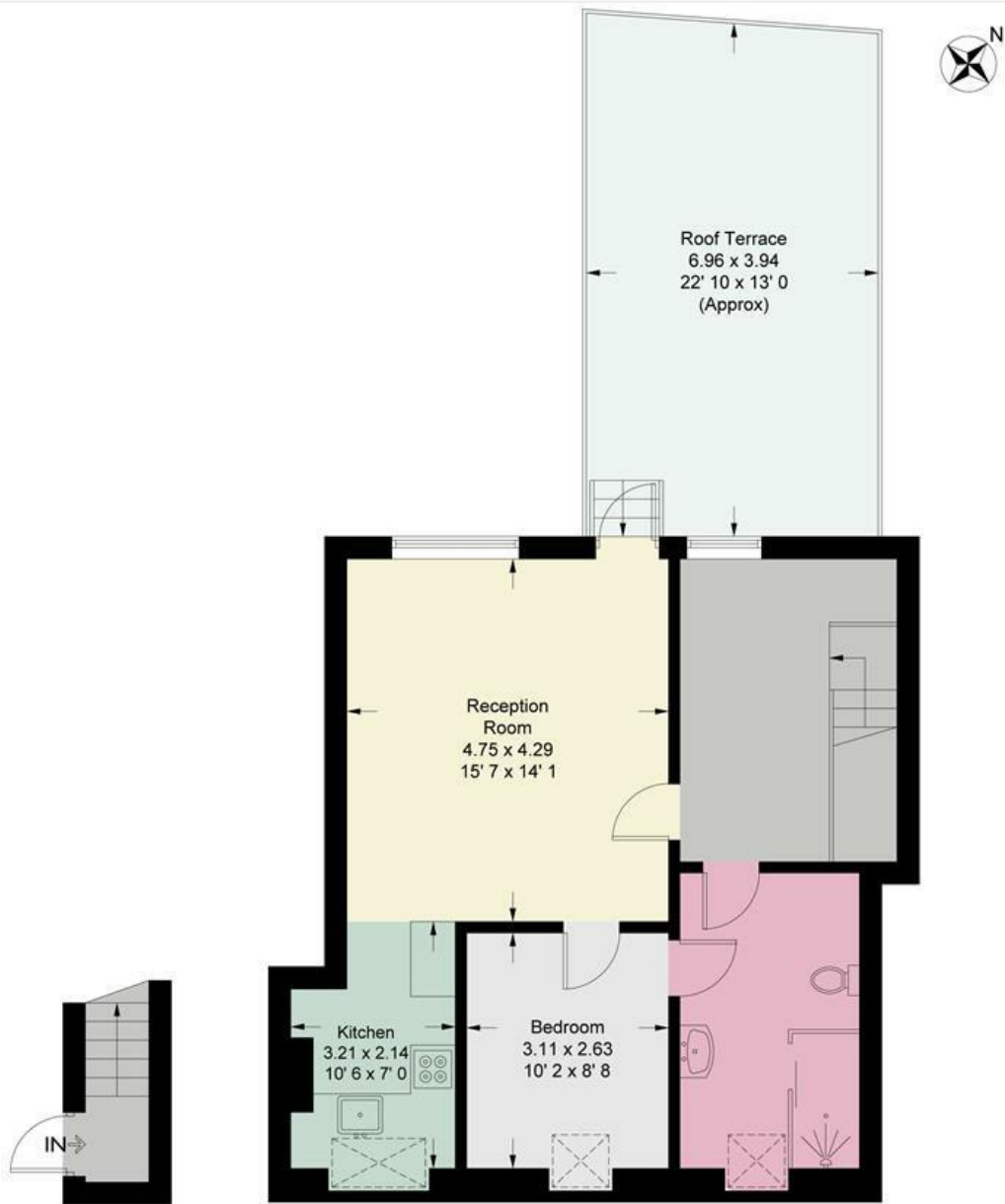


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 678 sq ft / 63 sq m



Second Floor  
25 sq ft / 2.3 sq m

Third Floor  
653 sq ft / 60.7 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                                 |         | 83                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   | 39      |                                                                                                             |
| (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 |

