



JAMES
ANDERSON



FOR SALE

£575,000

301 Upper Richmond Road West, London, SW14

A spacious and well-proportioned two double bedroom flat situated on the first floor of this highly sought after block moments from all the boutique cafes, shops and amenities of Sheen High Street. This stunning and elegant property retains many period features, with high ceilings and beautiful feature fireplaces and is flooded with natural light, creating a wonderful living space with a modern contemporary feel. On entering the property there is a large hallway that leads to an elegant reception room. There are two double bedrooms, a modern family bathroom and a large open plan kitchen/dining room ideal for entertaining. There is also the benefit of a balcony and well maintained communal gardens with bike storage.

*Please note the lease prohibits dogs

Leasehold: 99 years remaining

Ground Rent: £50 per year

Service charge: £2,380 per year (approx), (plus £1,000 toward a sinking fund)



Two Double Bedrooms



Modern Family Bathroom



17ft Reception Room With Feature Fireplace



Open Plan Kitchen / Dining



Leasehold | Council Tax Band C | EPC C



Just 0.4 Miles To Mortlake Station



East Sheen & Thomson House Primary Schools
[OUTSTANDING]



Period Mansion Style Apartment



South Facing Communal Gardens



Over 1,000 sqft



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

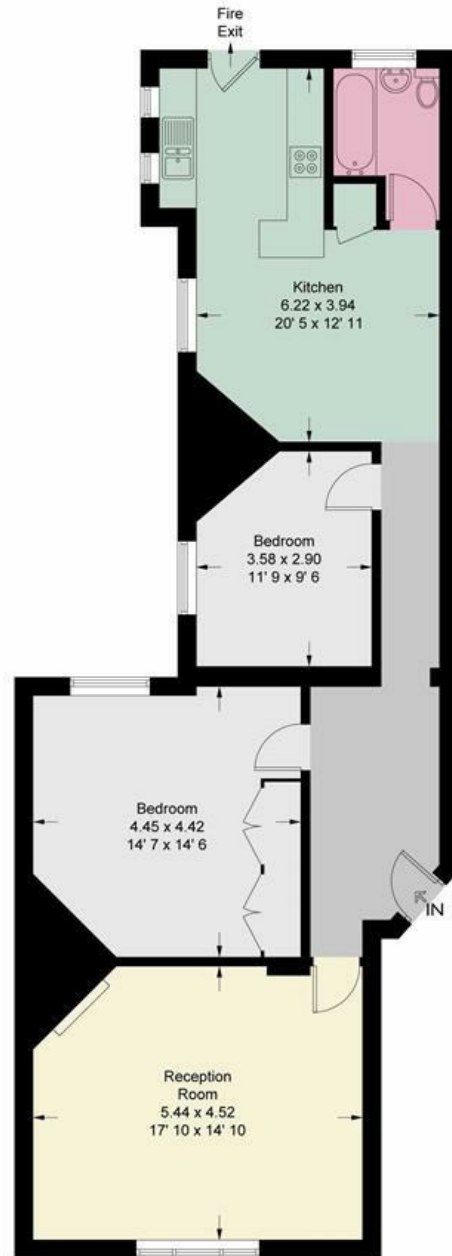
020 8876 6611

Sheengate Mansions

Approximate Gross Internal Area = 1038 sq ft / 96.4 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) 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			
70		79	
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

