



**JAMES
ANDERSON**



FOR SALE

£425,000

Upper Richmond Road West, London, SW14

A well presented second-floor apartment, finished to an excellent standard, offering bright and spacious accommodation throughout. The property boasts a stylish modern kitchen, contemporary bathroom, and new flooring, creating a turnkey home ideal for first-time buyers, downsizers, or investors alike.

The accommodation is accessed via a generous entrance hall with ample storage and comprises two well-proportioned double bedrooms, a superb reception room with far-reaching panoramic views across London, a sleek fitted kitchen, and a modern bathroom suite.

Perfectly positioned for the vast open spaces of Richmond Park and within easy reach of the highly sought-after Sheen Mount Primary School, the property also benefits from excellent transport links. Frequent bus services provide convenient access to Putney and Richmond, while the vibrant amenities of East Sheen are just moments away, including Waitrose, an array of boutique shops, popular restaurants, gastro pubs, and cafés.

Tenure: Share of freehold

Service charge: £2,810 approx per year

Ground rent: £0



Two Double Bedrooms



One Bathroom



Dual Aspect Reception Room



Modern Fully Fitted Kitchen



Share of Freehold | Council Tax Band D | EPC Rating D



0.7 Miles To Mortlake Train Station (ZONE 3)



Near To Sheen Mount Primary School



Popular Private Residential Development



Residents Parking



Sold With No Onward Chain

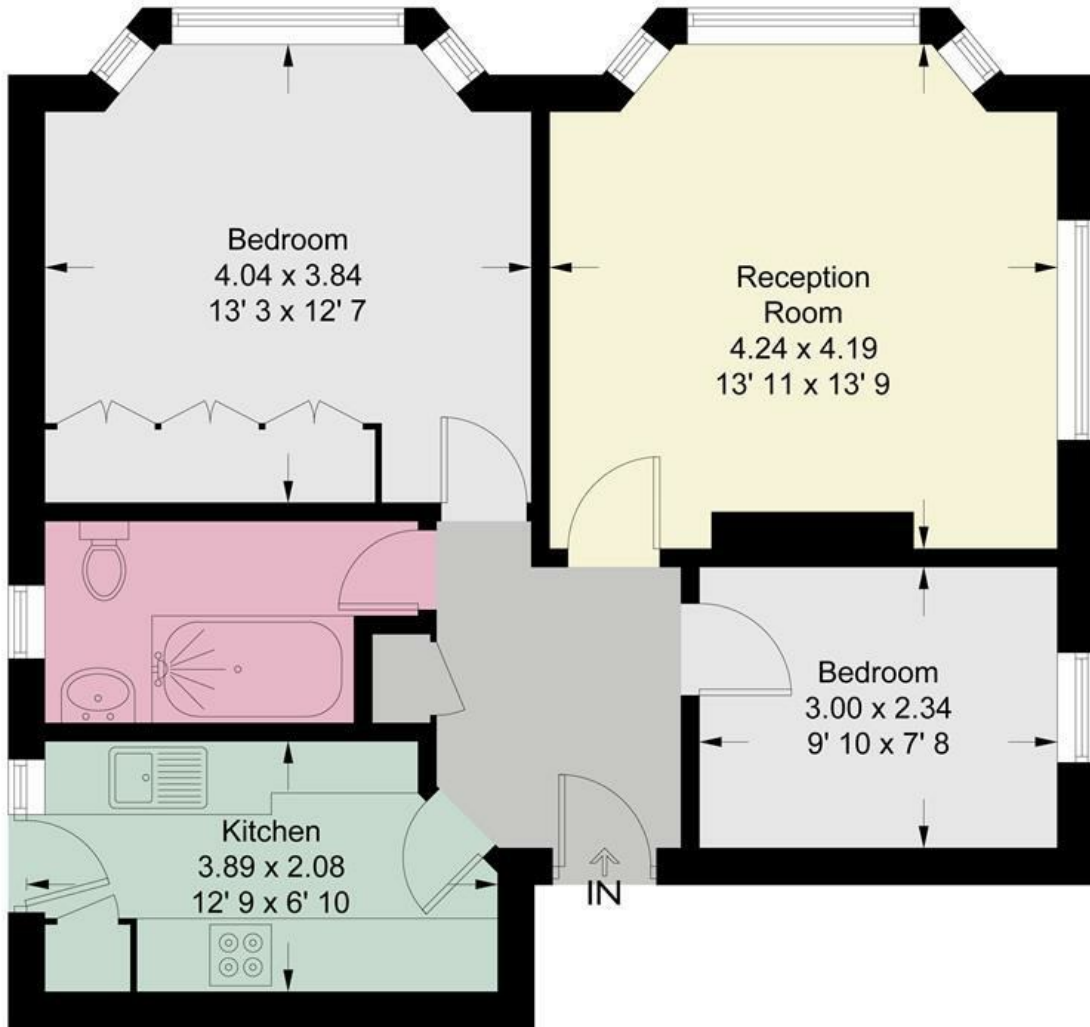


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Deanhill Court

Approximate Gross Internal Area = 636 sq ft / 59 sq m



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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 67 | 74 |

| 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 | | |

