



**JAMES
ANDERSON**



FOR SALE

£450,000

Upper Richmond Road West, London, SW14

A spacious two-bedroom period apartment offering 859 sq ft of well-balanced accommodation in the heart of East Sheen. Occupying the top (second) floor of an attractive period building, this extremely well-proportioned apartment comprises two generous bedrooms, a family bathroom with separate shower, a spacious reception room, and a bright south-facing eat-in kitchen/dining room. The property also benefits from a particularly wide landing area with excellent built-in storage.

Further advantages include potential to extend into the loft space (subject to the necessary consents and ownership) and the property is offered to the market with no onward chain.

Ideally positioned in central East Sheen, the apartment is moments from the area's extensive shopping and leisure amenities including Waitrose, independent boutiques, cafés, restaurants, and bars. Mortlake Station is approximately 0.3 miles away providing direct links into Central London, while the open spaces of Richmond Park and Palewell Common are also close by.

Lease remaining: 150 years
Service charge: Adhoc
Ground rent: peppercorn

-  Two Bedrooms
-  Mortlake Station (Zone 3)
-  One Bathroom
-  Excellent Local Primary Schools Nearby
-  One Reception Room
-  Top Floor Apartment
-  Eat In Kitchen / Dining Room
-  In Excess Of 850 SQft
-  Leasehold | EPC D | Council Tax C
-  No Onward Chain



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

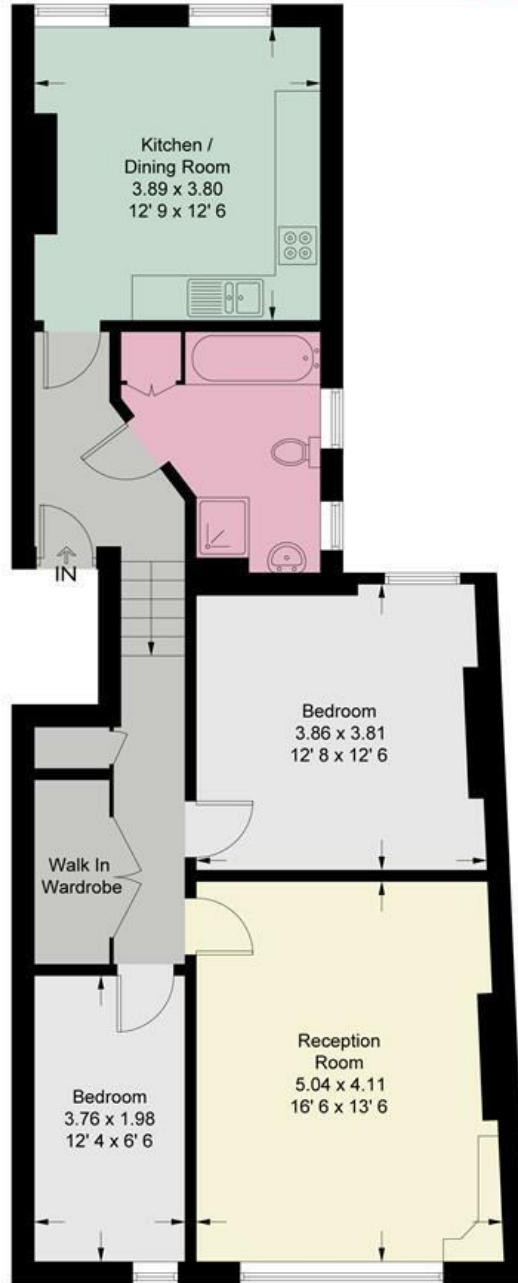
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 859 sq ft / 79.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	62	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

