



**JAMES  
ANDERSON**



**FOR SALE**

**£700,000**

**Upper Richmond Road West, Richmond, TW10**

- OFF STREET PARKING - LARGE PRIVATE REAR GARDEN - SCOPE TO EXTEND (STPP) - NO CHAIN -

A beautifully presented ground floor flat that effortlessly blends period charm with modern convenience, set in a highly desirable Richmond location. The property offers bright and spacious accommodation throughout, featuring a generous reception room, a contemporary fitted kitchen, stylish bathroom facilities, and well-proportioned bedrooms. Large windows and attractive original features enhance the sense of light and character, creating a warm and inviting living environment.

A particular highlight is the substantial rear garden (not entirely shown on the photography), offering a superb space for outdoor entertaining, relaxation, and significant potential to extend the property further, subject to the usual planning consents.

Ideally positioned on Upper Richmond Road West, the property enjoys excellent access to a wide range of local amenities, transport links, Richmond Park and Richmond town centre, making it an excellent choice for professionals, downsizers, and investors alike.



Three Double Bedrooms



Two Bathrooms



Separate Reception Room



Separate Fitted Kitchen



EPC Rating C | Council Tax D | Share Of Freehold



Transport links to Waterloo via North Sheen/Richmond



Moments From Sheen Mount Primary School



Close to Sheen Common & Richmond Park



Private Off Street Parking



Private Rear Garden - Potential To Extend (Subject To The Usual Consents)



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

020 8876 6611

**Upper Richmond Road West, SW14**

Approximate gross internal area  
83.9 m<sup>2</sup> / 903 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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