



JAMES
ANDERSON








FOR SALE

£650,000

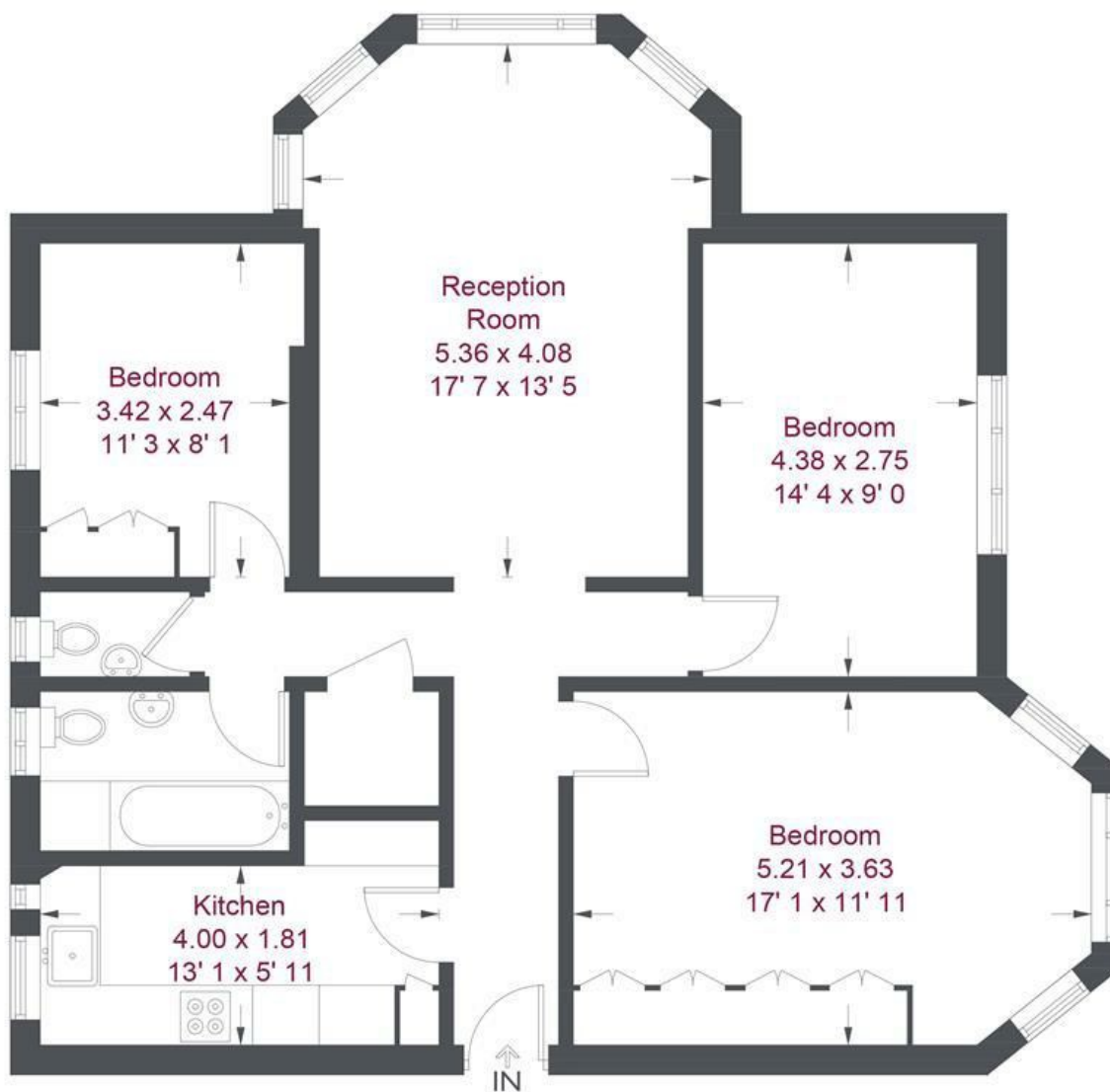
Sheen Court, Richmond, TW10

An exceptional, larger than average three double bedroom second Floor Sheen Court apartment. Stunning and contemporary throughout this beautiful property comprises spacious entrance hall which acts as the hub for the entire accommodation. The master bedroom offers built-in wardrobes and a bay window, two further double bedrooms, a smart family bathroom and additional separate W.C, spacious light reception with dining area extending into the bay with solid wood flooring and separate stylish kitchen. Sheen Court is an extremely well-managed block offering competitive service charges which includes water, heating and the possibility to rent a garage. Extensive communal gardens and unallocated parking are offered within the development.

-  Three Bedrooms
-  One Bathroom
-  Modern Kitchen
-  Large Reception Room
-  EPC Rating C

-  North Sheen and Richmond Stations
-  Outstanding Local Schools
-  Close to Richmond Town Centre
-  Popular Development
-  Resident Off Street Parking





Second Floor

Sheen Court

Approximate Gross Internal Area = 957 sq ft / 88.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 71 |
| (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 | | |

| 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 | | 52 | 53 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

