



**JAMES
ANDERSON**



FOR SALE

£700,000

Sheen Road, Richmond, TW10

Chain free. A well presented bright and spacious two double bedroom, two bathroom ground floor apartment located in a popular private development. This beautiful property has accommodation arranged to provide two double bedrooms both with fitted wardrobes, two bathrooms (one en-suite) and a modern open plan kitchen reception room with direct access to a private south facing terrace. The property also benefits from a private garage, a share of freehold and will be sold with no onward chain. East Sheen Common is practically on the doorstep with wonderful woodland walks to Richmond Park, London's largest Royal Park, home to roaming deer. Richmond town centre is within easy reach, providing fast mainline links into London Waterloo and direct underground links into London Victoria. The property is also well positioned for Ofsted outstanding primary schools St Elezabeth's, Marshgate and Holy Trinity. Viewing is highly recommended.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception Room



Modern Fully Integrated Kitchen



EPC Rating



Richmond & North Sheen Station



OFSTED Outstanding Primary Schools



Popular Private Development

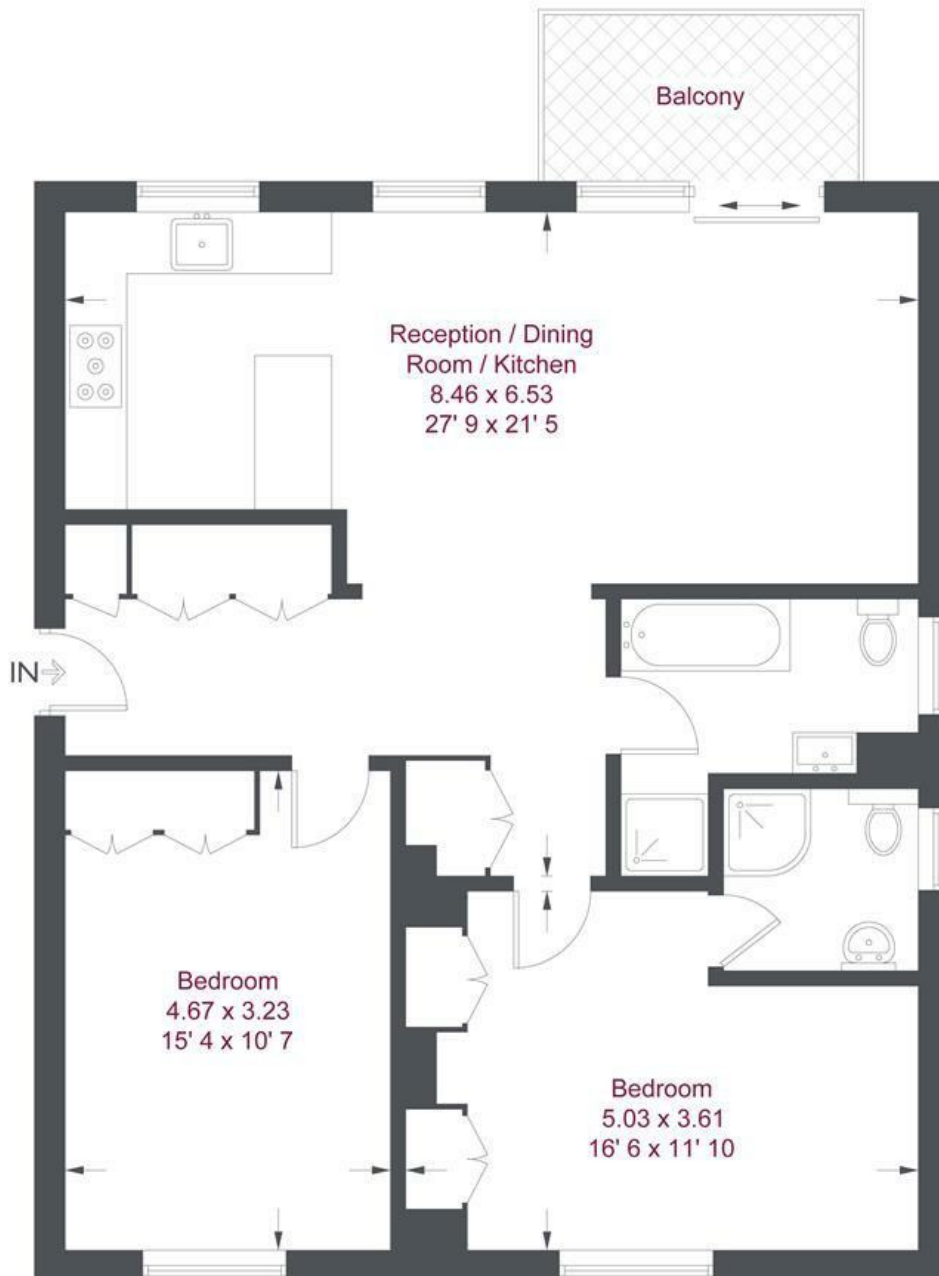


Private Garage



Ground Floor & 940 Sqft





Ground Floor

York House

Approximate Gross Internal Area = 940 sq ft / 87.3 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
<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>		
	57	72
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		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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