



**JAMES
ANDERSON**








FOR SALE

£900,000

Lower Richmond Road, London, SW14

A substantial five bedroom period house with a south facing garden and a garage with off street parking. The property will benefit from some updating and offers potential to extend subject to the usual local authority consents. The current accommodation comprises; entrance hall, two reception rooms, eat in kitchen / dining room, a downstairs shower room with w/c, five good sized bedrooms and a family bathroom. There is also a lovely south facing garden which extends to 77ft and a garage with off road parking. Excellent public transport links are available with Mortlake station a short walk away and local bus services providing access into Richmond and Hammersmith with their underground networks.

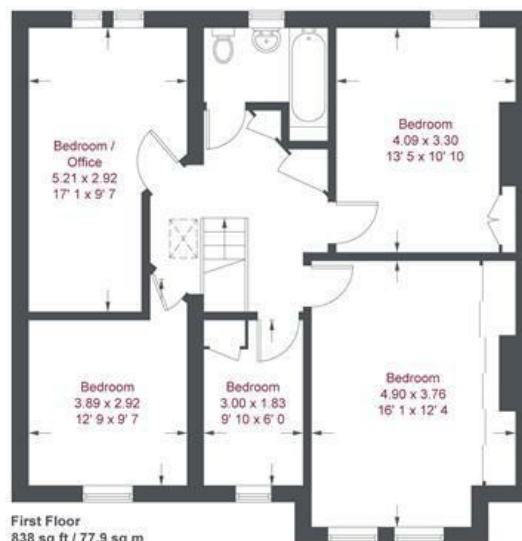
-  Five Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Eat In Kitchen / Dining Room
-  EPC Rating

-  Mortlake Station
-  Excellent Local Primary Schools
-  Popular Residential Location
-  In Excess 1,800 sqft
-  Garage & South Facing Garden





Ground Floor
965 sq ft / 89.7 sq m
(Including Garage)



First Floor
838 sq ft / 77.9 sq m

Lower Richmond Road

Approximate Gross Internal Area = 1803 sq ft / 167.6 sq m
(Including Garage / Excluding Shed)

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>		
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>		
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