



**JAMES  
ANDERSON**



## FOR SALE

**£1,400,000**

Upper Richmond Road West, London, SW14

A sensational and substantial five-bedroom Edwardian house that has been extended to create a perfect family home. The property offers spacious accommodation across three floors with contemporary design features throughout. The ground floor offers a large entrance hall with access to a good sized cellar and ground floor cloakroom, a double reception room with bay window and space for dining, a separate office, and a stunning kitchen/family room at the rear over-looking the garden. On the first floor there are four bedrooms and a modern family bathroom and the top floor offers a principal bedroom suite with an en-suite bathroom and walk-in dressing room. The property also benefits from high ceilings throughout and a host of original features. There is a walled garden to the front and the rear garden is approximately 53ft and mainly laid to lawn. The property is ideally located for East Sheen Ofsted rated 'Outstanding' Primary School and the areas extensive leisure and shopping amenities. The property further benefits from being located within walking distance of Barnes and Mortlake stations providing direct services to London Waterloo. The recreational amenities of Palewell Common and Richmond Park are also easily accessible.



Five Bedrooms



Two Bathrooms



Through Reception Room



Extended Kitchen/Family Room



EPC Rating D



Mortlake Station Nearby



Close to East Sheen Primary School



Central East Sheen Location



53ft Rear Garden



Substantial Period House Over 2500 sqft



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

020 8876 6611



### Upper Richmond Road West

Approximate Gross Internal Area = 2367 sq ft / 219.8 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 219 sq ft / 20.4 sq m  
 Total = 2586 sq ft / 240.2 sq m

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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

