



JAMES  
ANDERSON



## FOR SALE

Upper Richmond Road West, London, SW14  
## DEVELOPMENT OPPORTUNITY ##

**£425,000**

Offers In The Region Of

A fantastic unmodernised split-level apartment with over 800 sqft of accommodation. This larger than average flat requires updating throughout and offers further potential to extend subject to the usual local authority consents. The property is accessed via its own front door and has accommodation arranged to provide entrance hallway, kitchen with space for dining, two bedrooms and a family bathroom. There is also access to a large loft area that offers potential to develop the property further to create additional accommodation or an independent dwelling above the property (subject to the usual local authority consents). The apartment is situated next to the high street with easy access to the local amenities of East Sheen.


-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Kitchen
-  EPC Rating
-  0.6 Miles To Mortlake Station
-  Sheen Mount Primary School Nearby
-  Central Location
-  Split Level Apartment
-  Potential To Add Value

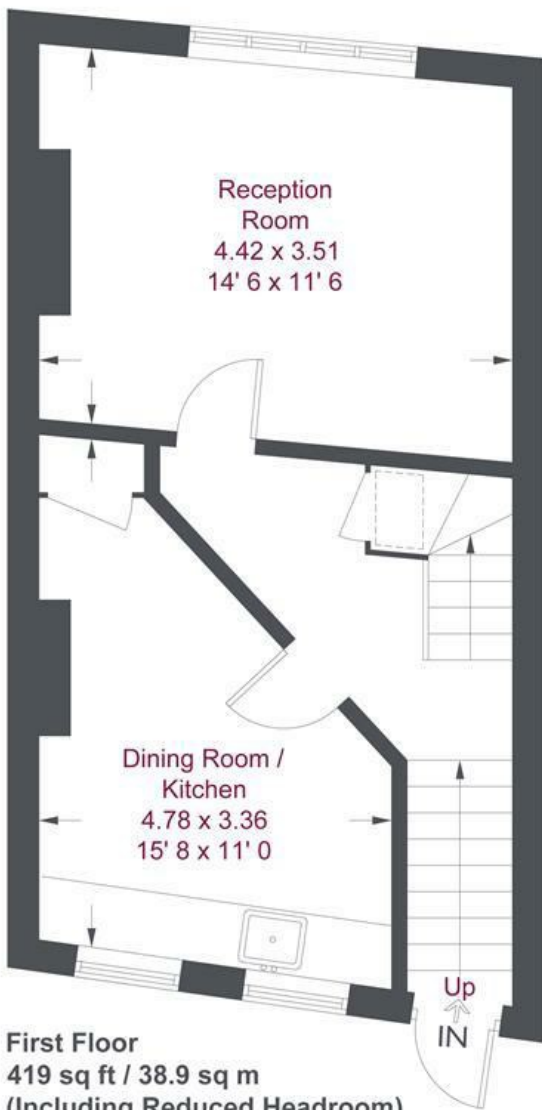


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

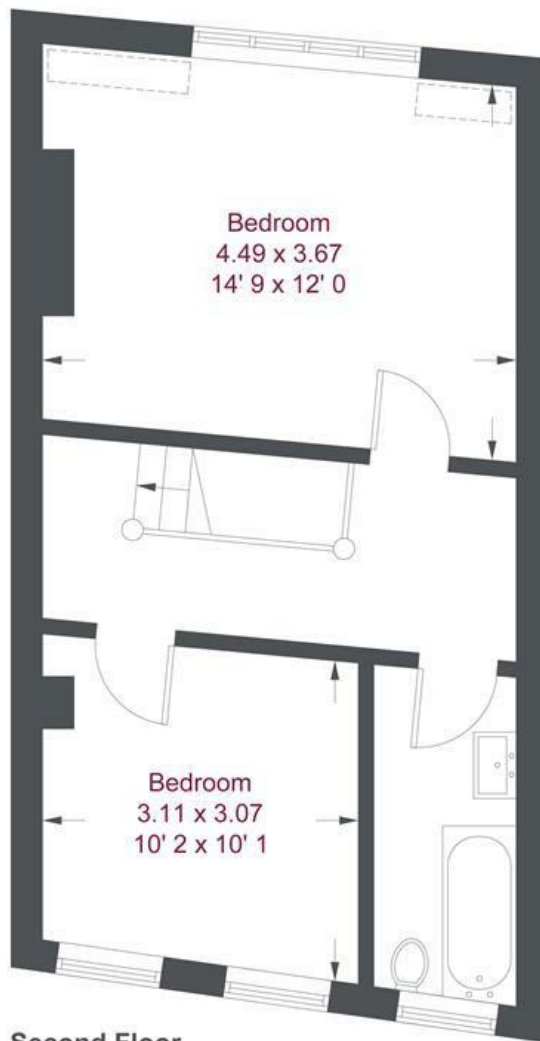
020 8876 6611



 = Reduced headroom below 1.5m / 5'0



**First Floor**  
419 sq ft / 38.9 sq m  
(Including Reduced Headroom)



**Second Floor**  
418 sq ft / 38.8 sq m  
(Including Reduced Headroom)


### Upper Richmond Road West

Approximate Gross Internal Area = 826 sq ft / 76.7 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 11 sq ft / 1 sq m

Total = 837 sq ft / 77.7 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	