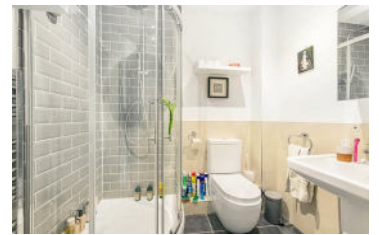




**JAMES  
ANDERSON**



## FOR SALE

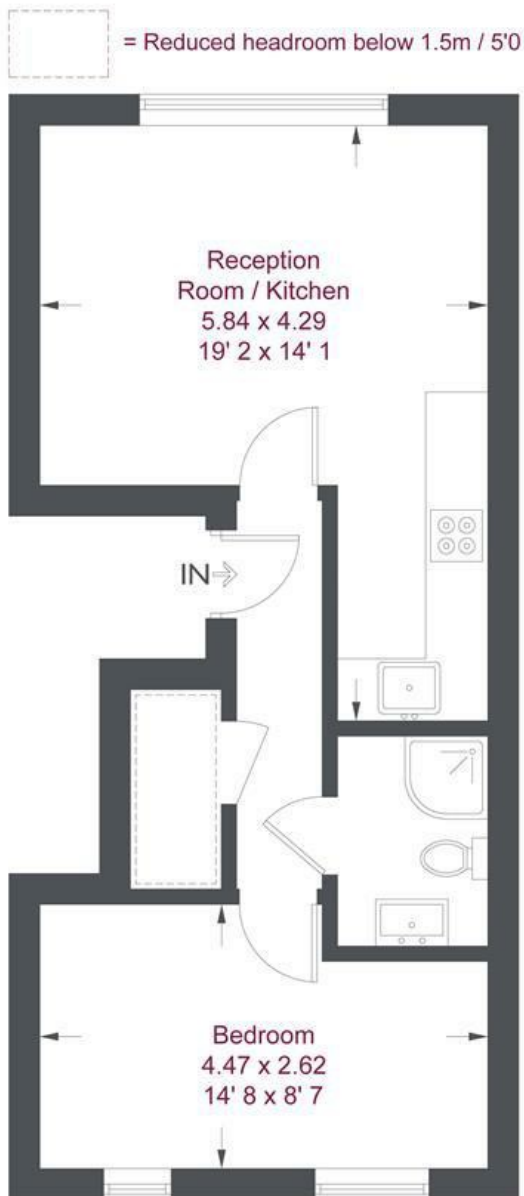
**£315,000**

Upper Richmond Road West, London, SW14

An extremely well presented first-floor apartment offered for sale in immaculate condition and situated in the heart of the Town Centre. The property provides a beautifully presented living room, open plan to the modern fully fitted kitchen, a good size double bedroom and a large modern bathroom suite. There is a small patio outside which has recently been block paved and is shared with the top floor apartment. Entered from Richmond Park Road the property is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach. Lease and service charge information is available on request.

-  One Bedroom
-  One Modern Bathroom
-  Open Plan Living Area
-  Modern Integrated Kitchen
-  EPC Rating C
-  Close To Mortlake Station
-  No Onward Chain
-  Central Location
-  South Facing Courtyard Area
-  First Floor Apartment





First Floor

### Upper Richmond Road West


Approximate Gross Internal Area = 408 sq ft / 37.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 16 sq ft / 1.5 sq m

Total = 424 sq ft / 39.4 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>	<b>72</b>	<b>72</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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	