



**JAMES
ANDERSON**



FOR SALE

£400,000

Upper Richmond Road West, London, SW14

Offers In Excess Of

An extremely spacious and well presented apartment offered for sale in great condition with no chain. Tucked away from the high street providing a quiet living space, the property is arranged over two floors with an airy and spacious reception room featuring a Juliette balcony, a separate modern fully fitted kitchen, two good sized bedrooms and a large bathroom. The property is located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is within walking distance, as is Mortlake station with direct access to London Waterloo. Service charge and lease details available upon request.

Council tax band = C



Two Bedrooms



Large Bathroom



Light Reception Room



Modern Integrated Kitchen



EPC Rating D



Close to Mortlake Station



No Onward Chain



Central Location



Juliette Balcony

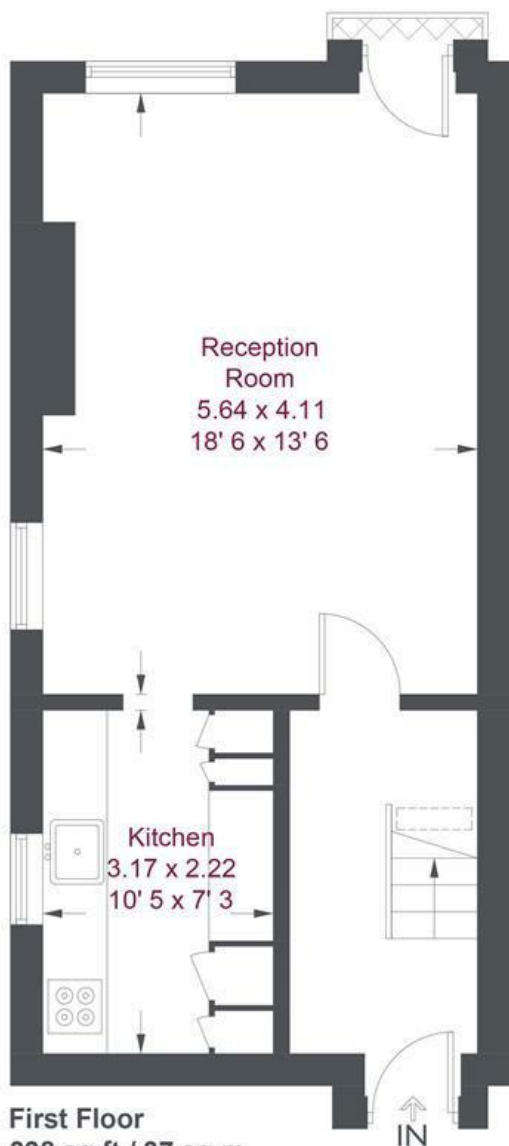


Over 700sqft



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

020 8876 6611



First Floor
398 sq ft / 37 sq m
(Including Reduced Headroom)



Second Floor
341 sq ft / 31.7 sq m
(Including Reduced Headroom)

Upper Richmond Road West

Approximate Gross Internal Area = 677 sq ft / 62.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 62 sq ft / 5.8 sq m

Total = 739 sq ft / 68.7 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) 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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