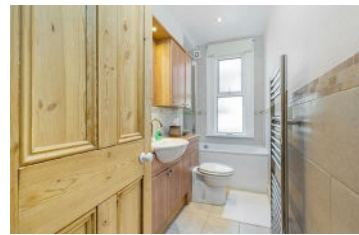




**JAMES  
ANDERSON**



## FOR SALE

**£575,000**

Lower Richmond Road, London, SW14

Guide Price

A rare opportunity to purchase an upper maisonette with an undeveloped loft space and a private south facing rear garden. This lovely home currently offers accommodation that is arranged to provide three bedrooms, a lovely reception room with bay window, a bathroom/WC and a spacious kitchen/dining room with a stairs that leads directly to a south facing garden. The property offers scope to develop the loft space subject to the usual local authority consents. The property is conveniently placed for the amenities of East Sheen and Mortlake station. Lease and service charge information available upon request.

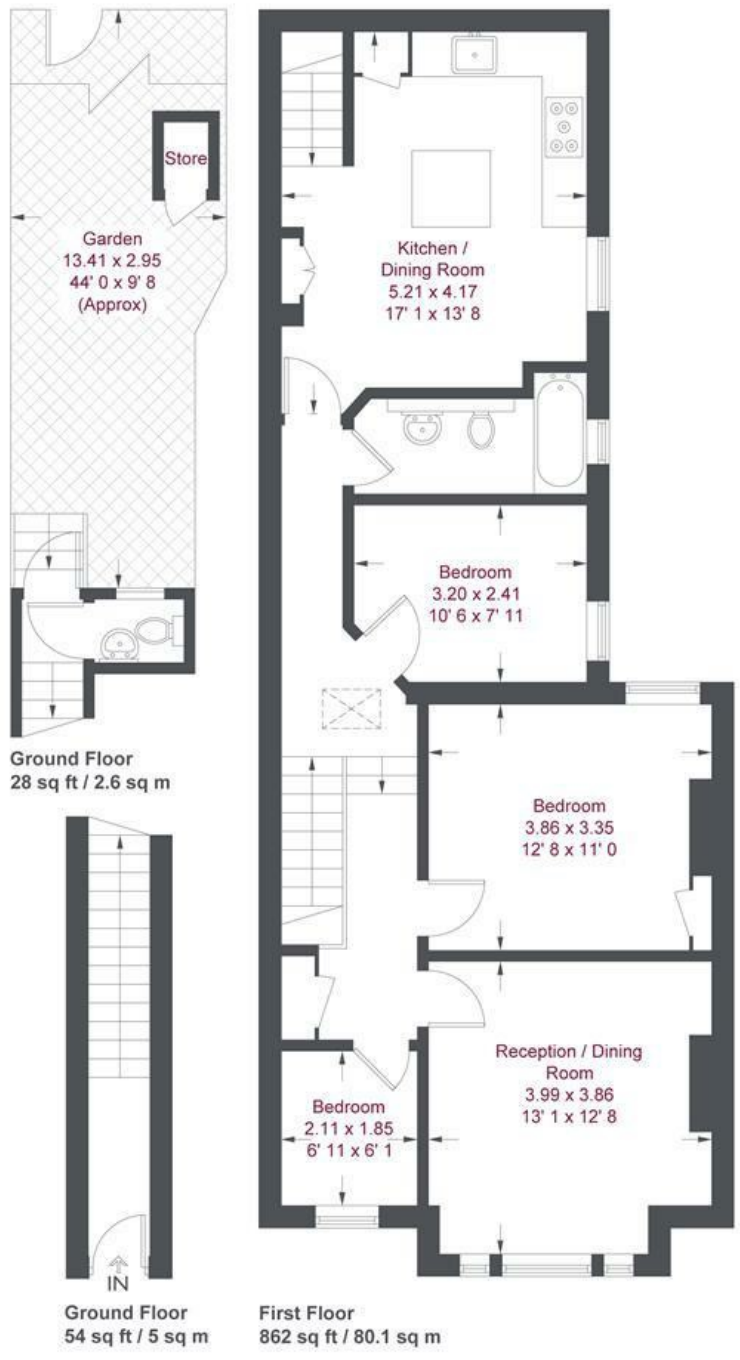
Council tax band = E

-  Three Bedrooms
-  One Bathroom
-  One Reception Room
-  Eat In Kitchen / Dining Room
-  Share of Freehold | EPC Rating D | Council Tax E
-  Mortlake Station & Kew Gardens Nearby
-  Outstanding Local Primary Schools
-  East Sheen / Richmond Borders
-  Share Of Freehold
-  Private South Facing Garden



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

020 8876 6611



### Lower Richmond Road

Approximate Gross Internal Area = 944 sq ft / 87.7 sq m

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

