



**JAMES
ANDERSON**








FOR SALE






£650,000

Upper Richmond Road West, London, SW14

This beautifully presented split level maisonette with a private roof terrace, is situated in the centre of East Sheen close to both Richmond Park and Mortlake rail station. This impressive property comprises approximately 1100 sq. ft of light and airy accommodation with high ceilings and other character features, whilst offering a modern open plan living arrangement to include a spacious kitchen/breakfast room, a large reception room, two double bedrooms two bathrooms a study/third bedroom and a w/c. Further benefits include a private entrance at ground floor level and a long lease. This property is presented in great condition throughout and has been lovingly maintained by the current owner, internal viewings are highly recommended to appreciate the size and setting of this rare opportunity.

Council tax band = D

-  Three Bedrooms
-  Two Bathrooms
-  South Facing Reception Room
-  Modern Fully Equipped Kitchen
-  EPC Rating D

-  Mortlake Station
-  Close To Excellent Local Schools
-  Central East Sheen Location
-  Over 1,100 SQft
-  Private Roof Terrace



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

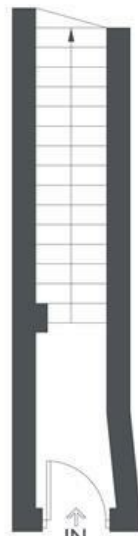
020 8876 6611



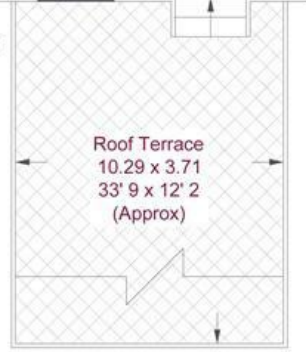
First Floor
609 sq ft / 56.6 sq m



Second Floor
488 sq ft / 45.3 sq m



Ground Floor
64 sq ft / 6 sq m



Upper Richmond Road West

Approximate Gross Internal Area = 1161 sq ft / 107.9 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

