



**JAMES
ANDERSON**








FOR SALE

£500,000

Lower Richmond Road, London, SW14

A bright and spacious first floor apartment located a short walk from Mortlake station and the River Thames. The property offers some delightful character features such as high ceilings and original fireplaces. A particular feature of the property is the size of the loft area which could be developed to create additional bedrooms (subject to ownership and planning permission). The current accommodation offers a spacious sitting room with a feature fireplace, one family bathroom, two double bedrooms and a landing area with useful storage and access to the loft. Excellent public transport links are available with Mortlake station a short walk away and local bus services providing access into Richmond with its underground network. The property has a share of the freehold and is available for sale with no onward chain.

-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  One Kitchen
-  EPC Rating D

-  Mortlake Station
-  Thomson House Primary School Nearby
-  Period First Floor Flat
-  Share Of Freehold
-  Potential To Extend (STPP)



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

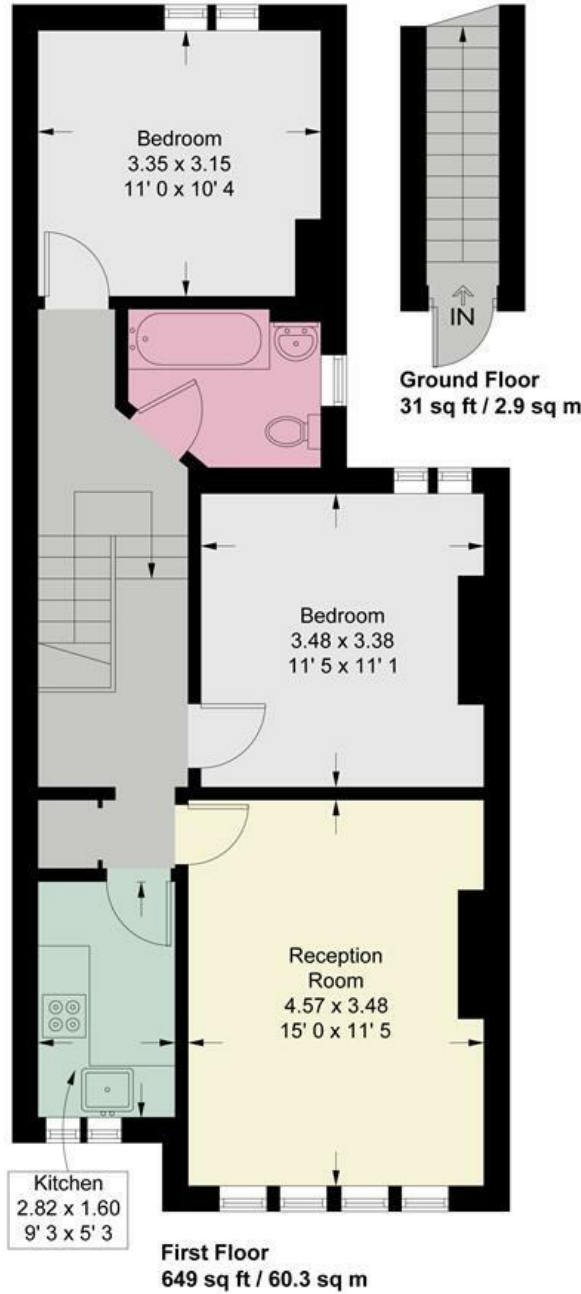
020 8876 6611

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Approximate Gross Internal Area = 680 sq ft / 63.2 sq m



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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			
(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

