



**JAMES  
ANDERSON**












## FOR SALE

**£895,000**

Upper Richmond Road West, London, SW14

An exceptional two bedroom Edwardian garden flat that has been beautifully redesigned and extended with an array of gorgeous features throughout. This bright and spacious apartment has accommodation arranged to provide private front door to a wide entrance hallway, a principal bedroom with en-suite bathroom, a second double bedroom with fitted wardrobes, a family bathroom, a large separate reception area which steps down to a stunning extended and refitted kitchen/breakfast room with bi-folding doors to the garden. Outside there is a lovely landscaped garden with decking and raised borders and a private walled front garden with additional bike storage. The property combines contemporary design and character perfectly and is enhanced with a share of freehold. The property is ideally located for East Sheen Ofsted rated 'Outstanding' Primary School and the areas extensive leisure and shopping amenities. The property further benefits from being located within walking distance of Barnes and Mortlake stations providing direct services to London Waterloo. The recreational amenities of Palewell Common and Richmond Park are also easily accessible.

Council Tax Band = E

-  Two Double Bedrooms
-  Two Bathrooms
-  One Reception Room
-  Open Plan Kitchen / Dining Room
-  EPC Rating C
-  Mortlake Station
-  East Sheen Primary School (Outstanding)
-  Excellent Location Close To Sheen Center
-  Private Garden
-  Share Of Freehold

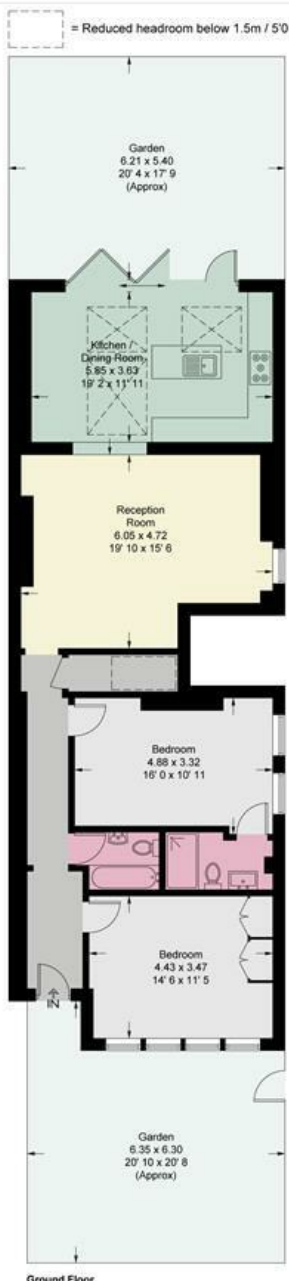


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 1082 sq ft / 100.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 13 sq ft / 1.2 sq m  
 Total = 1095 sq ft / 101.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

