



JAMES  
ANDERSON



## FOR SALE

£550,000

301 Upper Richmond Road West, London, SW14

A spacious and well-proportioned two double bedroom flat situated on the first floor of this highly sought after block moments from all the boutique cafes, shops and amenities of Sheen High Street. This stunning and elegant property retains many period features, with high ceilings and beautiful feature fireplaces and is flooded with natural light, creating a wonderful living space with a modern contemporary feel. On entering the property there is a large hallway that leads to an elegant reception room. There are two double bedrooms, a modern family bathroom and a large open plan kitchen/dining room ideal for entertaining. There is also the benefit of a balcony and well maintained communal gardens with bike storage.

Council tax band C.

-  Two Double Bedrooms
-  New Family Bathroom
-  One Reception Room
-  Open Plan Kitchen / Dining
-  EPC Rating D & Council Tax Band C
-  Near Mortlake Station
-  East Sheen Primary School Catchment
-  Period Mansion Style Apartment
-  No Onward Chain
-  Over 1,000 sqft

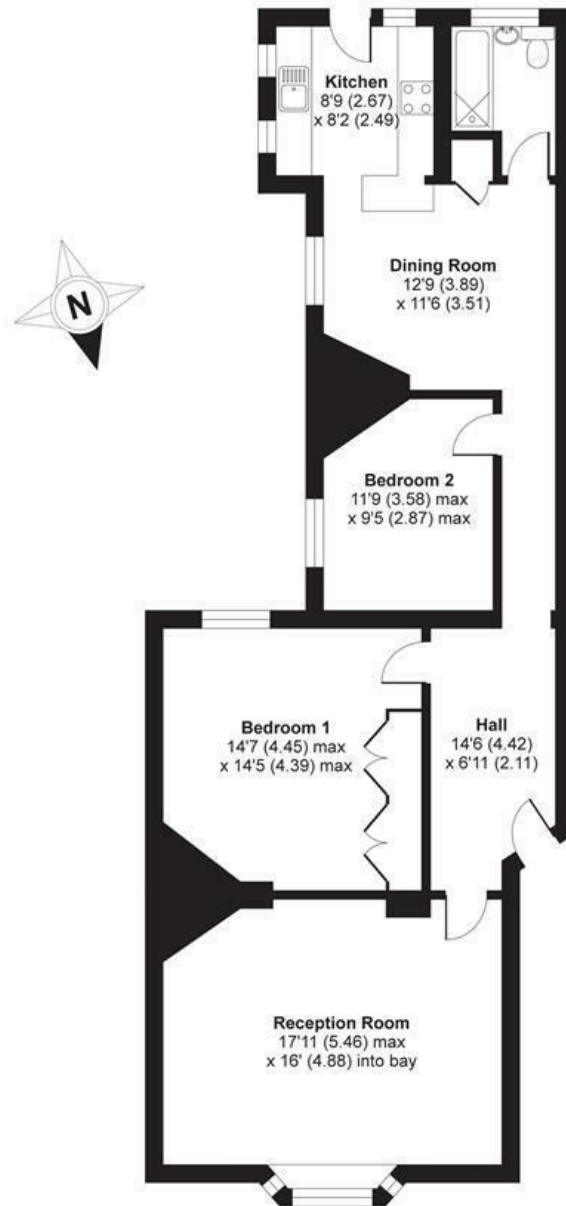


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020 8876 6611

# Upper Richmond Road West, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1033 SQ FT 96 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

