



**JAMES  
ANDERSON**



## FOR SALE

**£489,950**

Upper Richmond Road West, London, SW14

A recently refurbished two double bedroom split-level apartment with no onward chain. The property boasts flexible and spacious living and is arranged to provide a modern fitted kitchen open plan to the lounge, a large open landing, two double bedrooms with bespoke fitted storage and a luxury bathroom with stand alone shower. This immaculate property further benefits from a bike store, additional storage in the loft space and new 999 year lease. Ideally located in the center of Sheen the property is perfect as a first time or investment purchase with easy access to the local amenities of East Sheen. Viewing is highly recommended. Lease and service charge information is available on request.



Two Double Bedrooms



One Luxury Bathroom



Open Plan Living



Modern Integrated Kitchen



EPC Rating



Close To Mortlake Station



Outstanding Local Schools



Central Location



Split Level Apartment



Beautifully Presented



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

020 8876 6611



**First Floor**  
295 sq ft / 27.4 sq m



**Second Floor**  
434 sq ft / 40.3 sq m



## Upper Richmond Road West

Approximate Gross Internal Area = 729 sq ft / 67.7 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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