



JAMES  
ANDERSON



## FOR SALE

**£375,000**

Upper Richmond Road West, London, SW14

This well presented property is located on the second floor of a low rise block with accommodation that is arranged to provide two bedrooms, a bathroom/wc, kitchen and a reception room with space for dining and a south facing Juliette balcony. The property further benefits from a share of freehold and will be sold with no onward chain. Hershell Court is located just moments from East Sheen's array of shops and restaurants and is ideally located for both the M3 and M4 motorways makes access to the South and West very easy. Lease and service charge information is available on request.



Two Bedrooms



One Bathroom



Reception Room With Juliette Balcony



Fully Equipped Kitchen



EPC Rating C



Mortlake Station



Sheen Mount Primary School Nearby



Second Floor Apartment



Off Street Parking

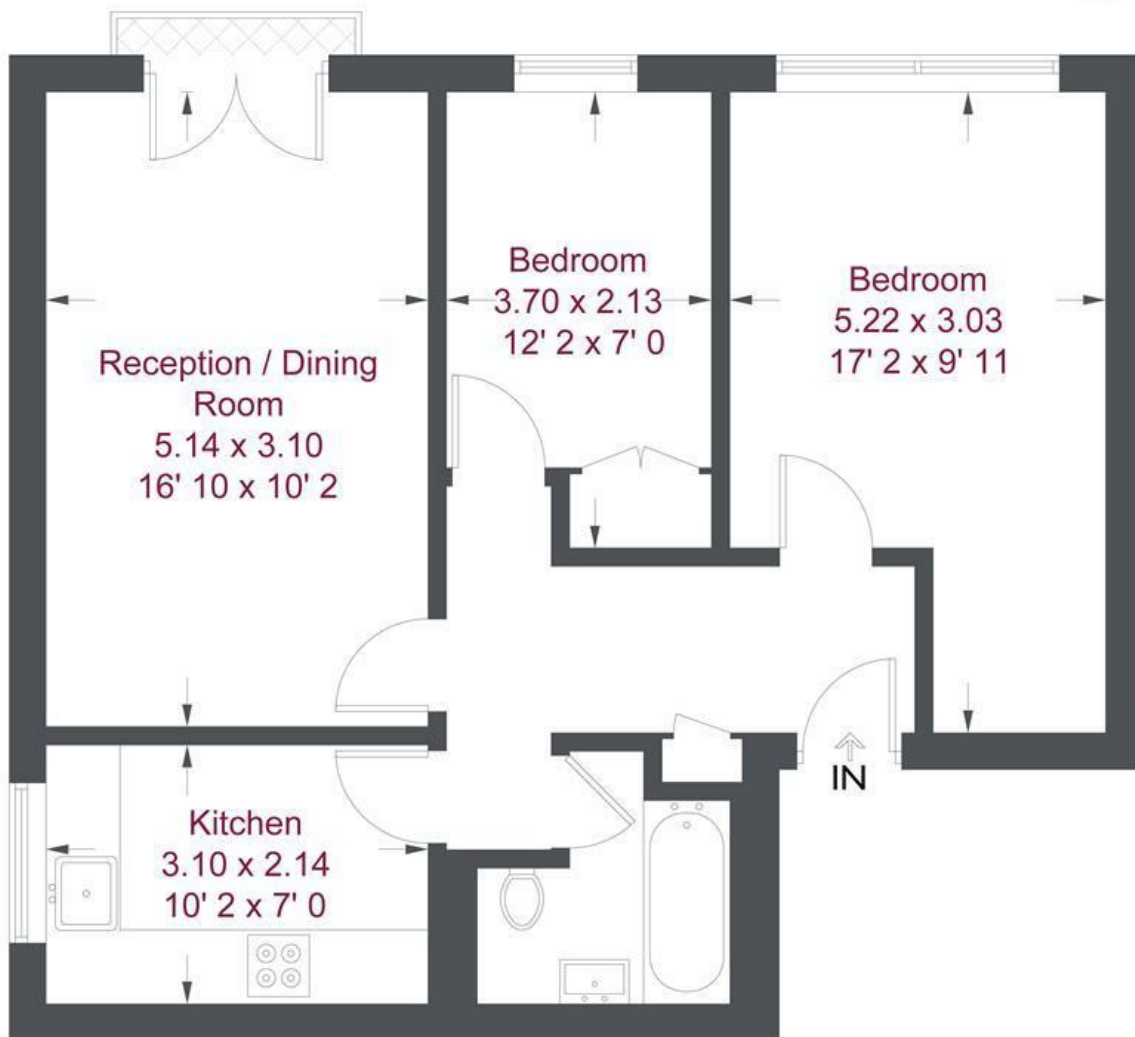


Share Of Freehold



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

020 8876 6611



Second Floor

### Hershell Court

Approximate Gross Internal Area = 639 sq ft / 59.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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