



**JAMES
ANDERSON**



TO LET

£2,000 Per Month

Upper Richmond Road West, London, SW14

Per Month

A fantastic NEWLY REFURBISHED split-level apartment with over 800 sqft of accommodation. This larger than average flat is accessed via its own front door and has accommodation arranged to provide entrance hallway, contemporary kitchen with space for dining, two double bedrooms and a modern family bathroom. There is also access to a large loft area, double glazed windows and space for bike storage. The apartment is situated next to the high street with easy access to the local amenities of East Sheen, Mortlake Station, excellent local schools and Richmond Park.

Deposit Required: £2,307.69

Minimum Term: 12 months

Holding Deposit: £461.53 (one week's rent)



Two Double Bedrooms



One Bathroom



One Reception Room



Eat-In Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £461.53



0.6 Miles To Mortlake Station



Sheen Mount Primary School Nearby



Central Location



Split Level Apartment




Deposit Required £2,307.69

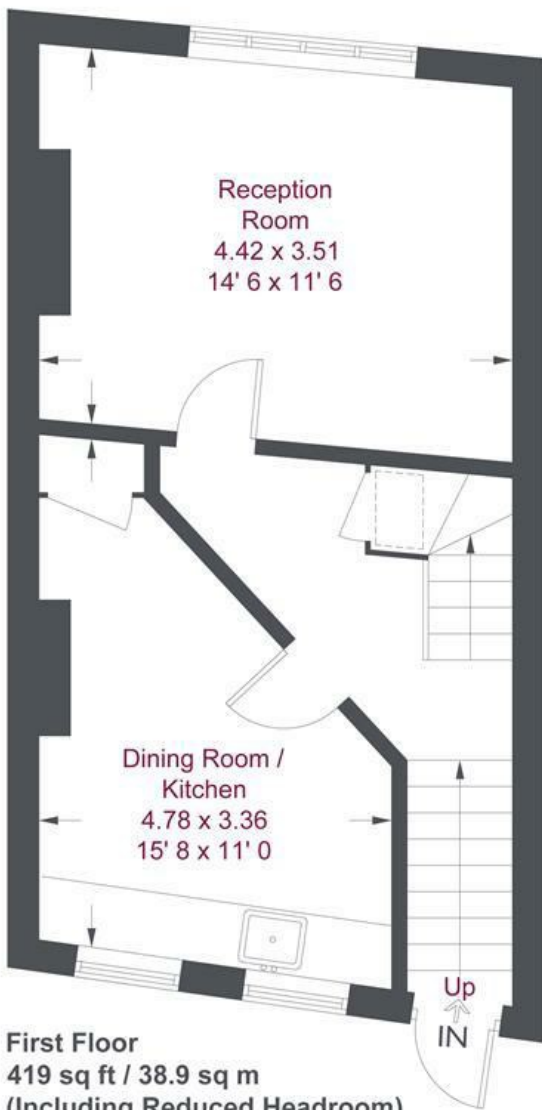


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

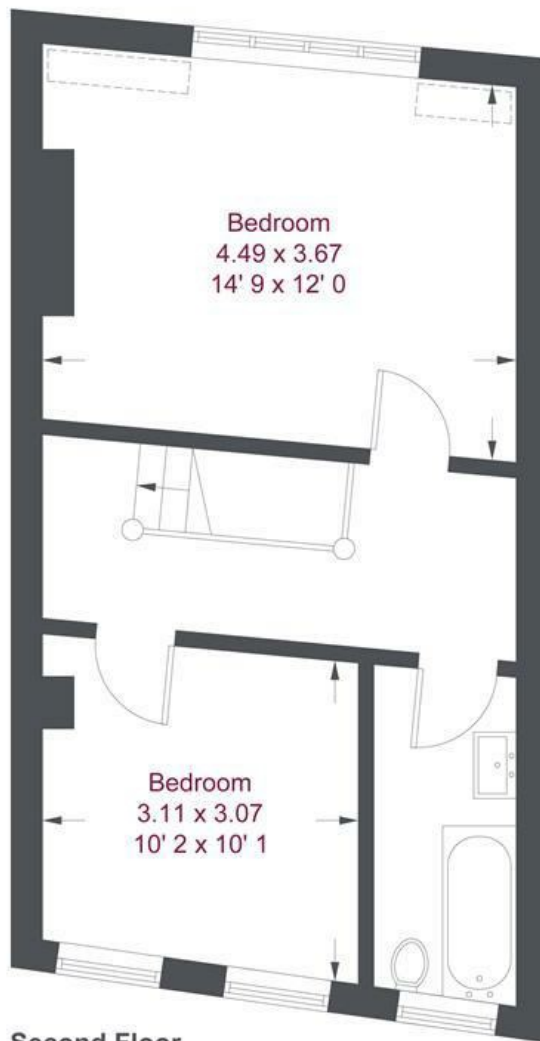
0208 876 6611



 = Reduced headroom below 1.5m / 5'0



First Floor
419 sq ft / 38.9 sq m
(Including Reduced Headroom)



Second Floor
418 sq ft / 38.8 sq m
(Including Reduced Headroom)


Upper Richmond Road West

Approximate Gross Internal Area = 826 sq ft / 76.7 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 11 sq ft / 1 sq m

Total = 837 sq ft / 77.7 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
<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		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	