



**JAMES  
ANDERSON**



## FOR SALE

**£500,000**

Upper Richmond Road West, Richmond, TW10

# PARKING / REFURBISHMENT POTENTIAL / NO CHAIN #

An amazing opportunity to purchase and update a substantial first floor period apartment with two double bedrooms, a private south facing balcony and allocated off street parking. The accommodation offers a large full width reception room with feature fireplace and dining area, a kitchen, two bathrooms, two double bedrooms with fitted wardrobes, a private south facing balcony and off road parking at the front of the building. The position of the flat is fantastic with Richmond Park, Sheen Common, Richmond town centre and over ground stations all within reach. The property will also be sold with no onward chain.

Lease remaining: 91 years

Ground rent : £100 per year

Service charge: £495 per year



Two Double Bedrooms



Two Bathrooms



22ft Reception Room



Spacious Kitchen



Leasehold | EPC Rating D | Council Tax D



North Sheen & Richmond Stations Nearby



Fantastic Local Schools In The Area



Period Conversion Apartment



Off Street Parking



In Excess of 860 Sqft



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

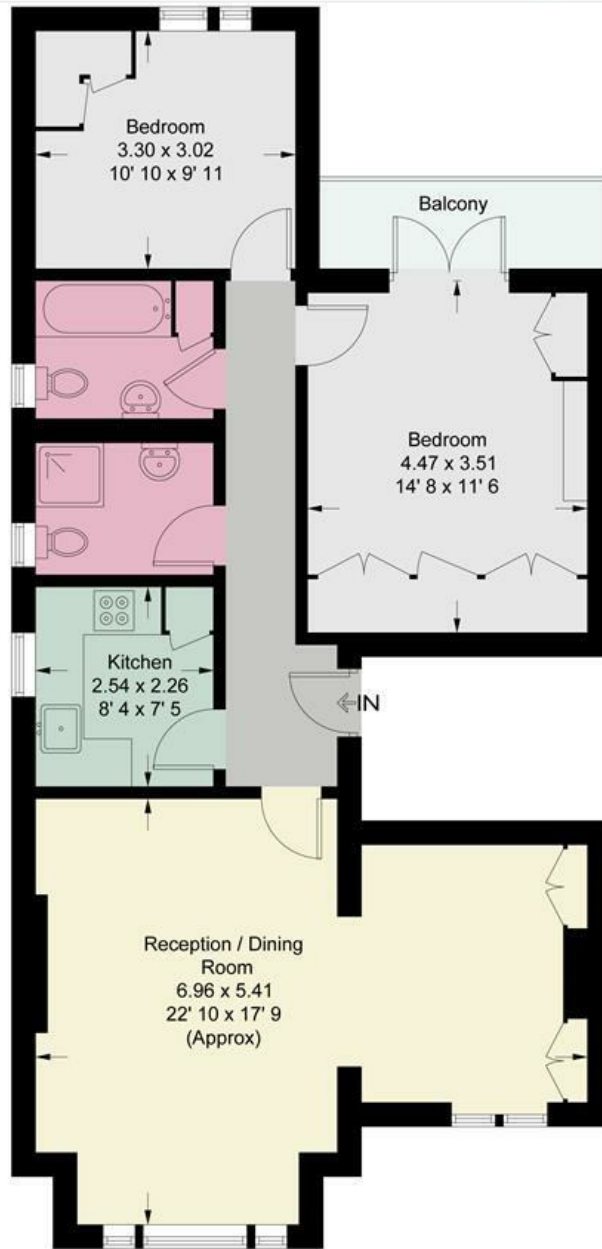
020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 862 sq ft / 80.1 sq m



**JAMES  
ANDERSON**



**First Floor**

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) <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	<b>66</b>	<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

