



JAMES  
ANDERSON



**FOR SALE**

**£500,000**

Upper Richmond Road West, London, SW14

A spacious and very well presented two double bedroom apartment located toward the rear of a hugely popular private mansion block on Parkside, East Sheen. With the rarer benefits of both a share of freehold and lift access, this flat is set on the second floor and offers plenty of storage, easy parking both within the development and on-street, a separate kitchen and a bay fronted reception room with a feature fireplace. Deanhill Court is conveniently situated for the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London and the sought after Sheen Mount Primary School. There are numerous bus services providing access to the underground network at Hammersmith, Putney and Richmond whilst Mortlake station and East Sheen's shopping and leisure amenities including Waitrose and a variety of boutique shops, restaurants, gastro pubs and coffee shops are moments away.

Lease Info: Share of freehold (990 years)

Service Charge: £3,400 per year

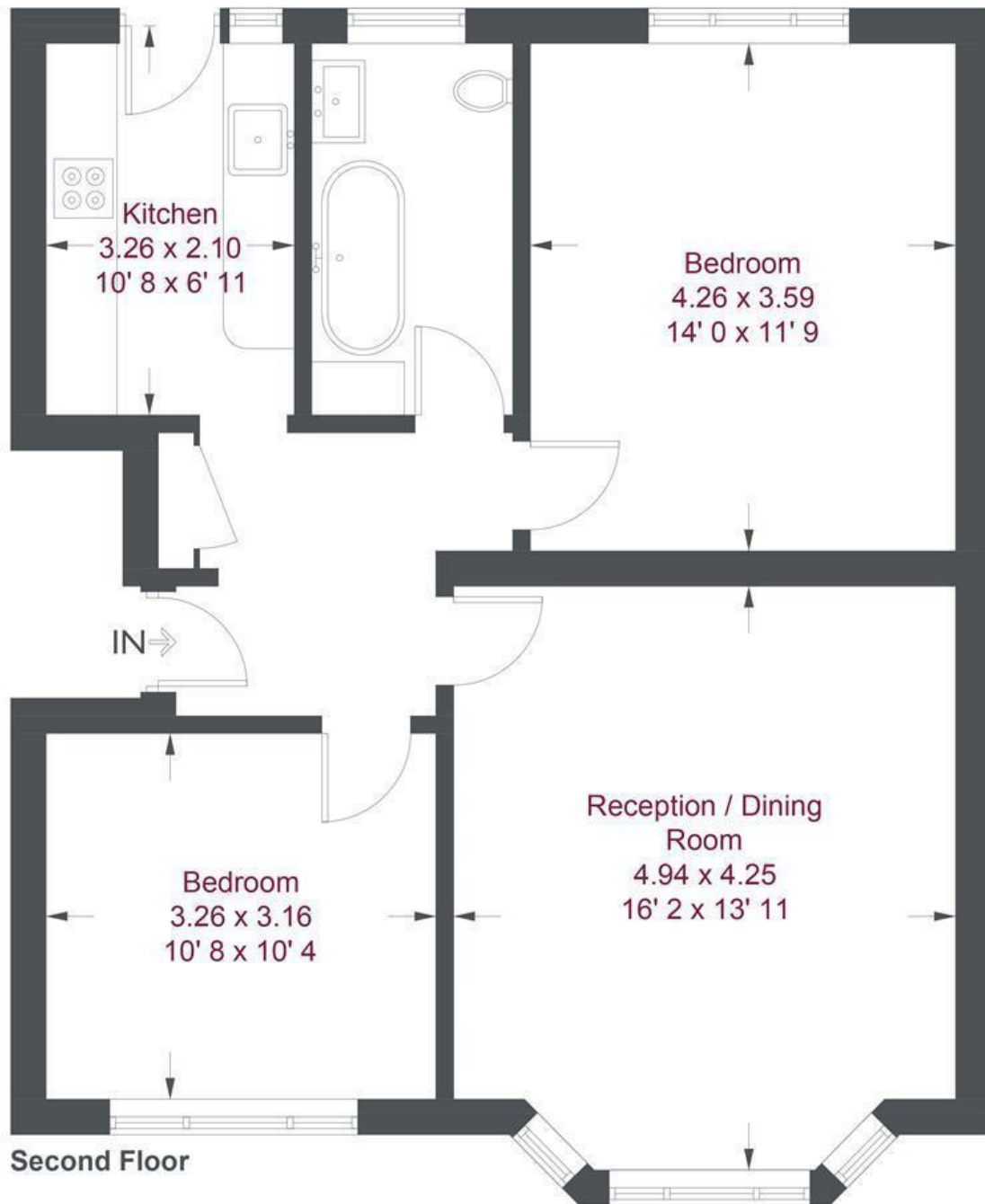
Ground Rent: £0

-  Two Bedrooms
-  One Modern Bathroom
-  Bay Fronted Reception Room
-  Fully Fitted Kitchen
-  Share Of Freehold | EPC C | Council Tax D
-  Mortlake & North Sheen Station
-  Sheen Mount Primary School Catchment
-  Popular Private Development
-  Over 750 Sqft
-  Second Floor With Lift Access



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

020 8876 6611



**Second Floor**

**Deanhill Court**

Approximate Gross Internal Area = 754 sq ft / 70.1 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>	<b>72</b>	<b>74</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

