



**JAMES
ANDERSON**



FOR SALE

£350,000

Upper Richmond Road West, London, SW14

LARGE TOP FLOOR APARTMENT - DETACHED BUILDING - NO ONWARD CHAIN

A well-presented and newly decorated one-bedroom apartment located on the top floor of a detached period conversion in the heart of East Sheen. This bright and surprisingly spacious home offers entrance hallway with stairs to the top floor, a modern kitchen with appliances, one bathroom, one double bedroom with fitted wardrobes and a wonderful, naturally light, south-facing reception room. The property also has the benefit of new double glazed windows, a new boiler, upgraded radiators and will be sold with no onward chain. Mortlake Station, which is a short walk away, provides easy access to Central London, and East Sheen's cafes, restaurants, independent shops and library are also on your doorstep. The extensive recreational amenities of Richmond Park are within 0.6 miles, a wealth of sporting facilities including tennis, golf courses and a gym are within easy reach and nearby Richmond, Barnes and Putney offer live theatre and music as well as cinema. Viewing is highly recommended.

Lease length remaining: 175 years

Service charge: £1,300 per year (approx)

Ground rent: £0

EPC: C



One Bedroom



One Bathroom



South Facing Reception Room



Modern Kitchen With Appliances



Leasehold | EPC C | Council Tax D



Mortlake Station (Zone 3)



Long Lease & New Double Glazing



Central East Sheen Location



Newly Decorated Throughout



In Excess Of 550 Sqft



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

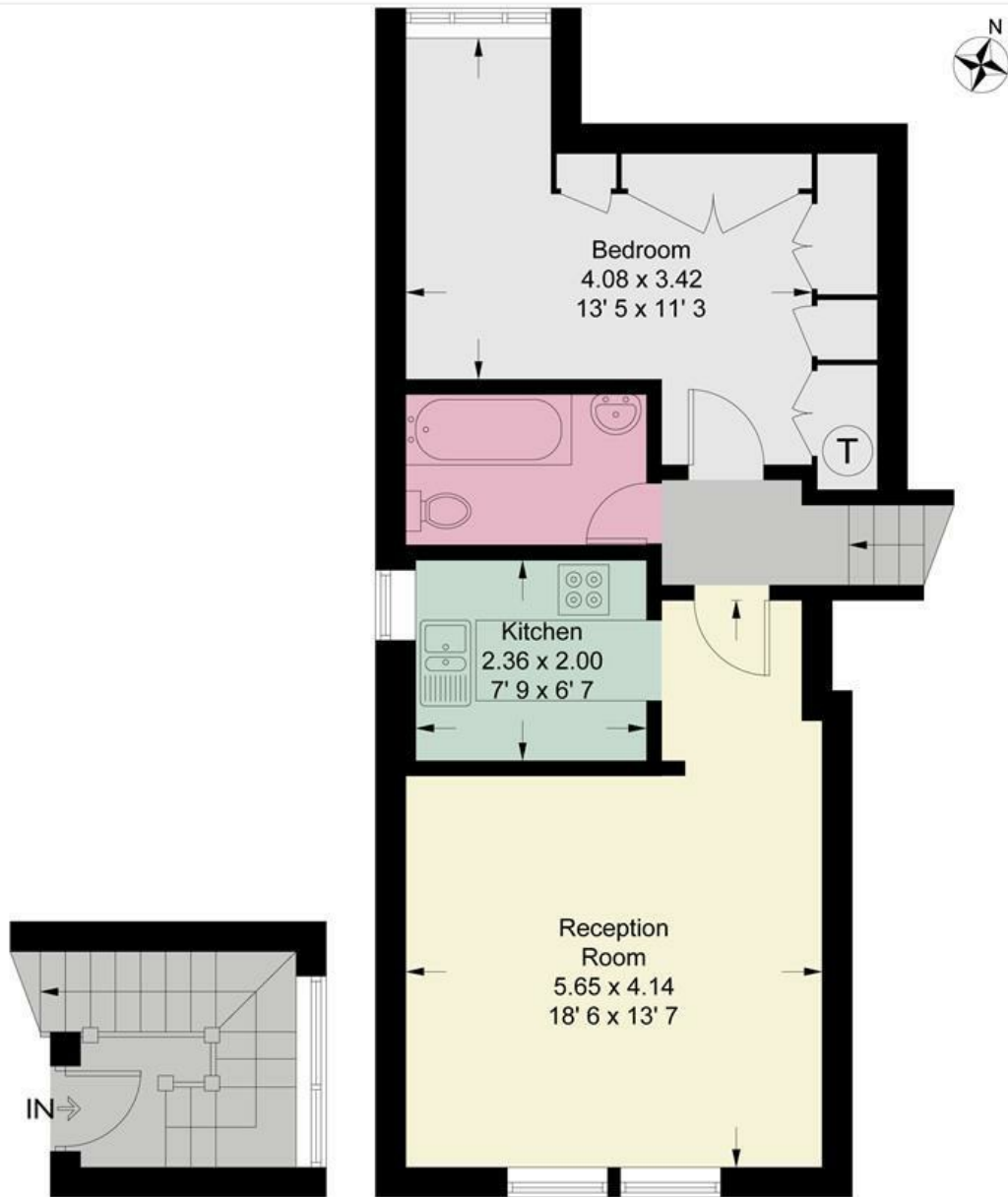
020 8876 6611

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Approximate Gross Internal Area = 550 sq ft / 51.1 sq m



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First Floor
56 sq ft / 5.2 sq m

Second Floor
494 sq ft / 45.9 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
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			
England & Wales	EU Directive 2002/91/EC	73	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

