



**JAMES  
ANDERSON**



## FOR SALE

**£375,000**

### Upper Richmond Road West, London, SW14

A bright and spacious two double bedroom apartment located close to Sheen Mount Primary School. This first flat occupies the corner position of a period building and offers in excess of 700 SQft of accommodation arranged as entrance hallway, one family bathroom, kitchen with appliances, a large reception room with feature fireplace and two double bedrooms. The property will benefit from some minor updating and will sold with no onward chain and a long lease. It is also 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.

Service charge: ASK AGENT

Ground Rent: £100 per year

Lease remaining: 158 years



Two Double Bedrooms



One Family Bathroom



Reception Room With Feature Fireplace



Kitchen With Appliances



Leasehold | EPC E | Council Tax C



Mortlake Station & North Sheen Station



Close To Sheen Mount Primary School



First Floor Flat



Potential To Update



No Onward Chain



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

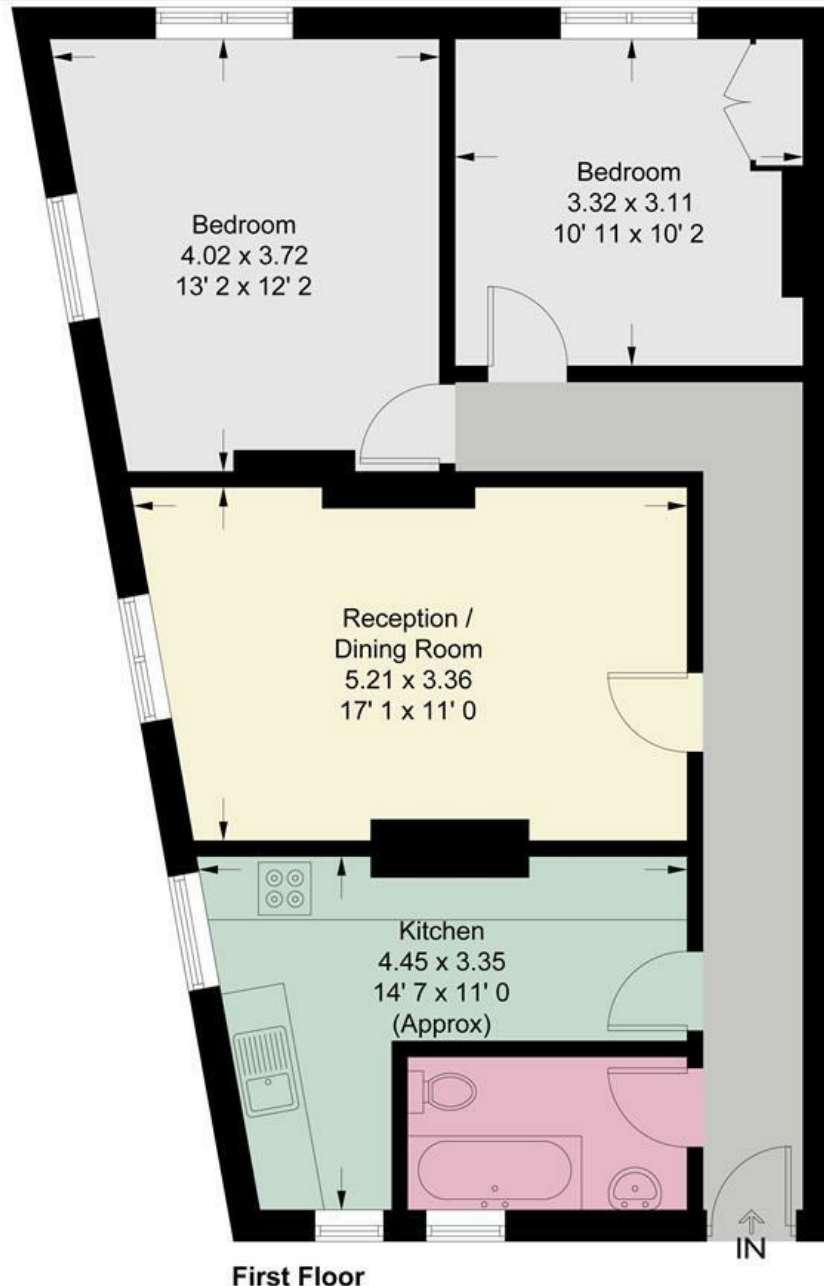
020 8876 6611

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Approximate Gross Internal Area = 736 sq ft / 68.4 sq m



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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) <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>			
Not energy efficient - higher running costs			
		<b>49</b>	<b>72</b>
<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) <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>			
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