



**JAMES
ANDERSON**



FOR SALE

£190,000

Upper Richmond Road West, London, SW14

Chain Free

A fantastic studio apartment nestled in the heart of East Sheen, offering a perfect opportunity for a buy to let investor to purchase a property with a tenant in situation. The flat is located on the first floor and at the rear of the building, offering quiet and tranquillity as well as impressive views over Sheen and Richmond. As you enter the property there is a shower room directly off the hallway, and an internal door leads into a lovely and bright living space, complete with sash windows and a stylish, modern fitted kitchen. Located just a five minute walk from Mortlake Station, the flat is moments away from all the boutique shops and cafes of central East Sheen. Local bus services offer speedy and direct services to both Richmond and Putney and Richmond Park is only a ten minute stroll.

Service charge: ASK AGENT

Lease remaining: 125 years

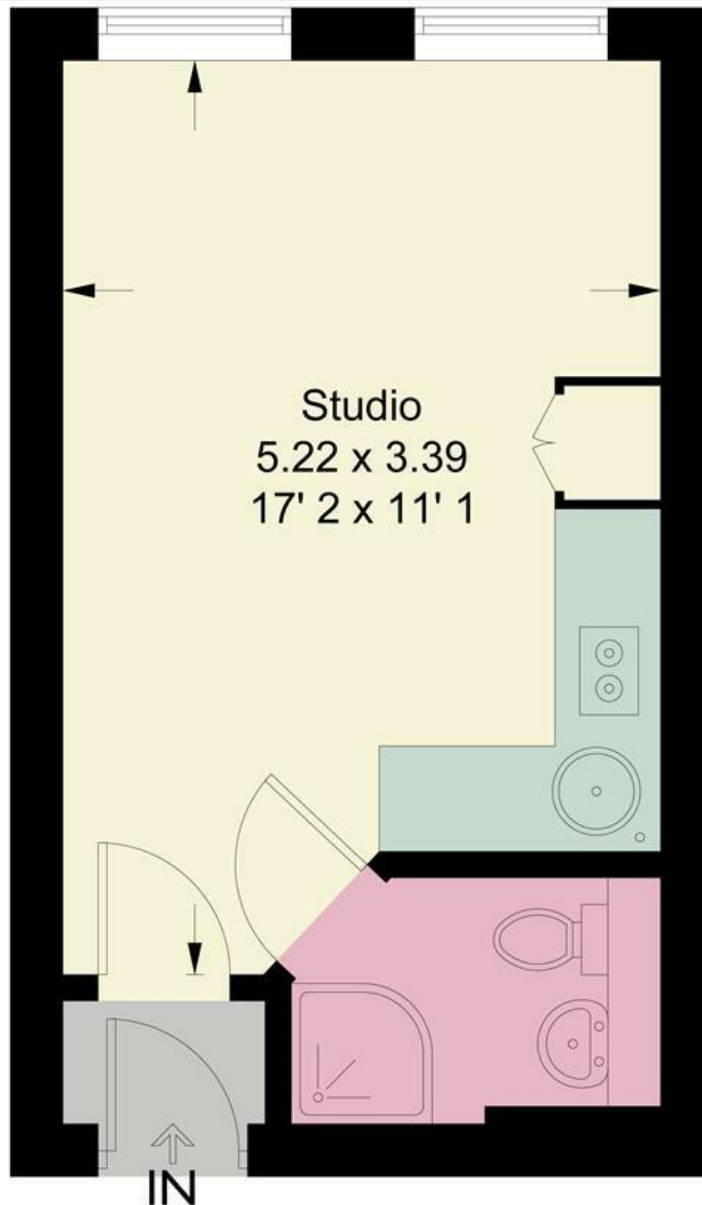
Ground rent: £250

-  Studio Apartment
-  Mortlake Station (ZONE 3)
-  One Shower Room
-  First Floor
-  Bright Living Space
-  Modern & Bright
-  Well Equipped Kitchen
-  BUY TO LET OPPORTUNITY
-  Leasehold | EPC E | Council Tax C
-  NO ONWARD CHAIN



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

020 8876 6611



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) 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	

