



**JAMES
ANDERSON**



FOR SALE

£335,000

300 Upper Richmond Road West, London, SW14

A lovely first floor apartment offering 408 sq ft of light and spacious accommodation. The property is centrally situated within East Sheen and is ideally located for the areas extensive shopping and leisure amenities including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. Mortlake Station which provides direct access to London Waterloo is approximately 0.4 miles away whilst the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 0.6 miles away. The property is entered from the first floor communal landing leading into an entrance hall providing doors to all rooms and comprises a spacious reception room with a modern open plan kitchen, a double bedroom and a modern bathroom.

Lease remaining: 990 years
Ground rent: £50 per year
Service charge: £540 per year

-  One Bedroom
-  Mortlake Overground Station (ZONE 3)
-  One Bathroom
-  Central Location
-  Bright Open Plan Living
-  First Floor Apartment
-  Modern Kitchen With Integrated Appliances
-  Long Lease Remaining
-  Leasehold | EPC C | Council Tax B
-  IDEAL FIRST TIME BUY / INVESTMENT PURCHASE



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

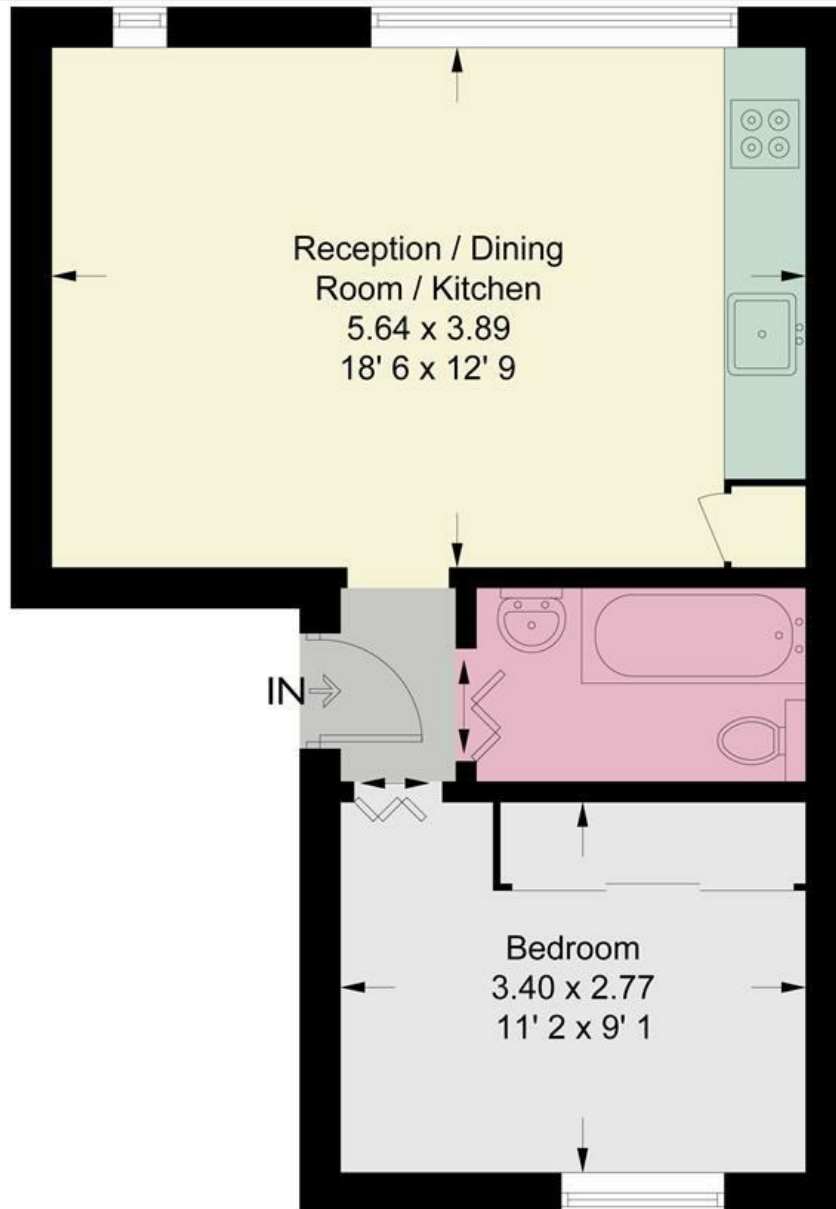
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 407 sq ft / 37.8 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
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	71	75

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		

