



**JAMES
ANDERSON**



FOR SALE

£630,000

Lower Richmond Road, London, SW14

A beautifully presented upper maisonette with an undeveloped loft space and a private south facing rear garden. This lovely home is accessed via a private front door and offers accommodation that is arranged to provide two bedrooms, a bright reception room with a feature fireplace, a modern family bathroom, a separate utility room, and a spacious kitchen/dining room with stairs to a private south facing garden. The property also benefits from a large undeveloped loft area that is currently used as storage and offers the potential to create an additional bedroom and bathroom (subject to planning). There is also a private south facing garden and the apartment will be sold with a share of freehold. Moreover, the great outdoors is practically at your fingertips with the Thames Path, Kew Botanical Gardens, and Richmond Park all nearby. Not forgetting there are ample transport links and road connections, outstanding-rated local schools, and easy access to Kew, Mortlake, and Richmond town centres.

Tenure: Share of freehold

Service Charge: £0

-  Two Bedrooms
-  Mortlake Train Station (ZONE 3)
-  One Family Bathroom
-  Excellent Local Schools Nearby
-  19ft Reception Room
-  Pretty Period Maisonette
-  Modern Kitchen With Space For Dining
-  Private South Facing Garden
-  Share Of Freehold | EPC Rating D | Council Tax E
-  Potential To Extend (STPP)



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

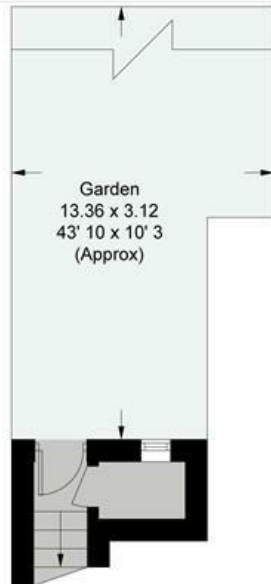
020 8876 6611

Lower Richmond Road

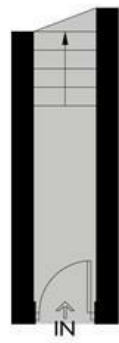
Approximate Gross Internal Area = 922 sq ft / 85.7 sq m



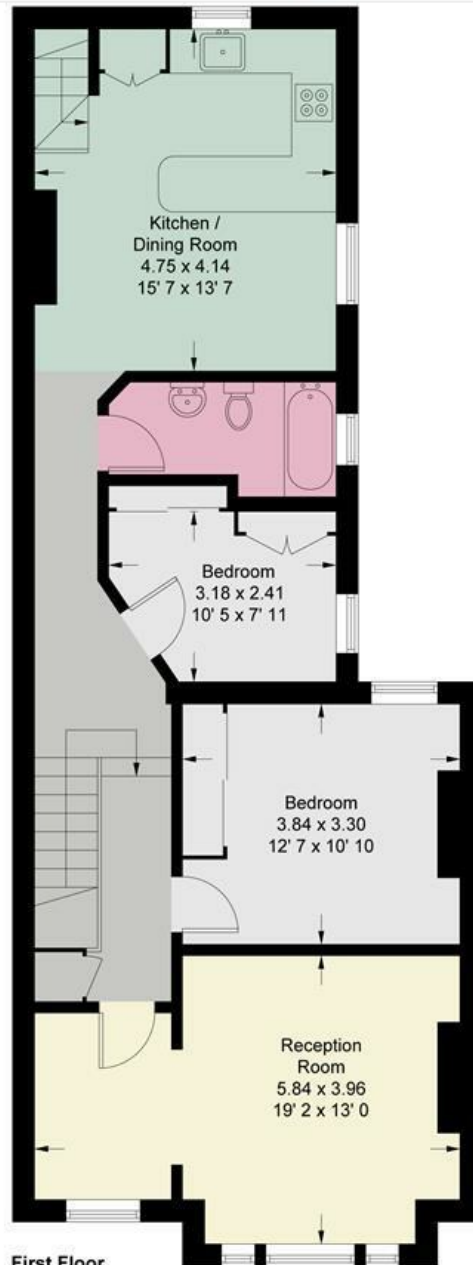
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Ground Floor
25 sq ft / 2.3 sq m



Ground Floor
37 sq ft / 3.5 sq m



First Floor
860 sq ft / 79.9 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 | | |
| | 66 | 77 |
| England & Wales | EU Directive 2002/91/EC | |

| 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 | |

