



**JAMES
ANDERSON**



FOR SALE

£525,000

Upper Richmond Road West, London, SW14

A well located two-bedroom first floor apartment forming part of a pretty period house. The property has undergone an extensive refurbishment and offers a large, light and bright reception room due to its southerly aspect, a separate newly fitted kitchen, two double bedrooms both with built in wardrobes and a modern shower bathroom. The apartment is ideally located for East Sheen Primary School (Ofsted rated 'Outstanding') and the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Both Barnes and Mortlake stations providing direct services to London Waterloo are within easy eary and the recreational amenities of Palewell Common and Richmond Park are also easily accessible.

Tenure: share of freehold

Service charge: £0

Ground rent: £0



Two Bedrooms



One Bathroom



South Facing Reception Room



New Modern Kitchen



Share Of Freehold | EPC D | Council Tax Band D



Close To Barnes & Mortlake Station



East Sheen Primary School Catchment



First Floor Apartment



Newly Redecorated Throughout



In Excess of 710 Sqft



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

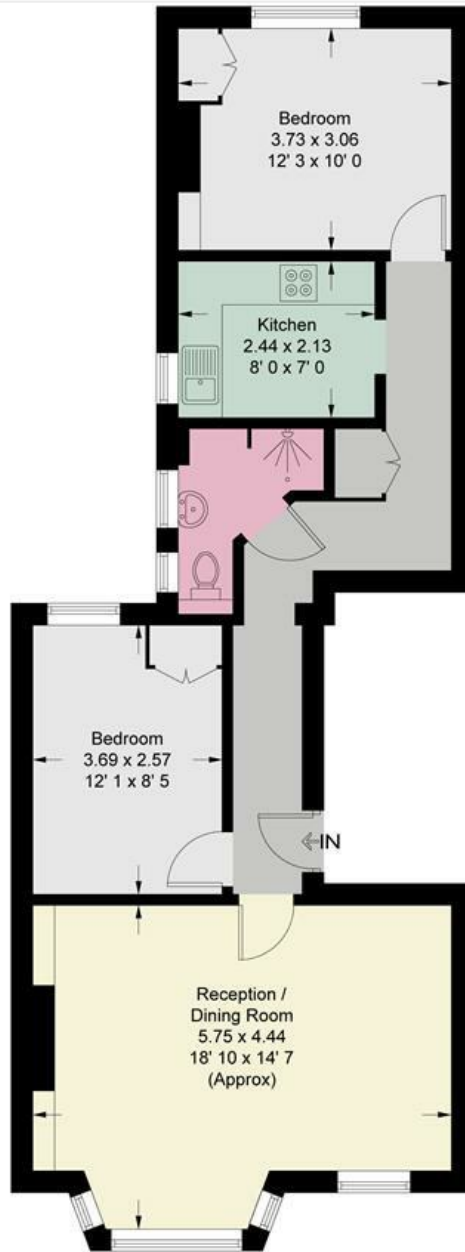
020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 715 sq ft / 66.4 sq m



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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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

