



JAMES  
ANDERSON



## FOR SALE

Lower Richmond Road, London, SW14

**£940,000**

Offers In Excess Of

Viewings from Saturday 9th March - Please call to book

Generously arranged over three floors with original features throughout, this beautiful four bedroom house boasts versatile accommodation, a south facing garden, a stunning extended kitchen / family room and an excellent location close to Mortlake station. Furthermore, the property boasts a superb brick built garden room ideal for use as a home office and with excellent storage. Lower Richmond Road is ideally located for excellent local schools and access into East Sheen offering numerous excellent shops and coffee bars and Mortlake mainline railway station providing direct access into Central London. Richmond Park is of course close by. Viewing is highly recommended.



Four Bedrooms



Two Bathrooms



South Facing Reception / Family Room



New Modern Fully Integrated Kitchen



Freehold | EPC D | Council Tax F



Moments From Mortlake Station (ZONE 3)



Thomson House Primary School Catchment [OUTSTANDING]



Close To River Thames



South Facing Garden



Stunning Period House



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

020 8876 6611

# Lower Richmond Road

Approximate Gross Internal Area = 1307 sq ft / 121.4 sq m

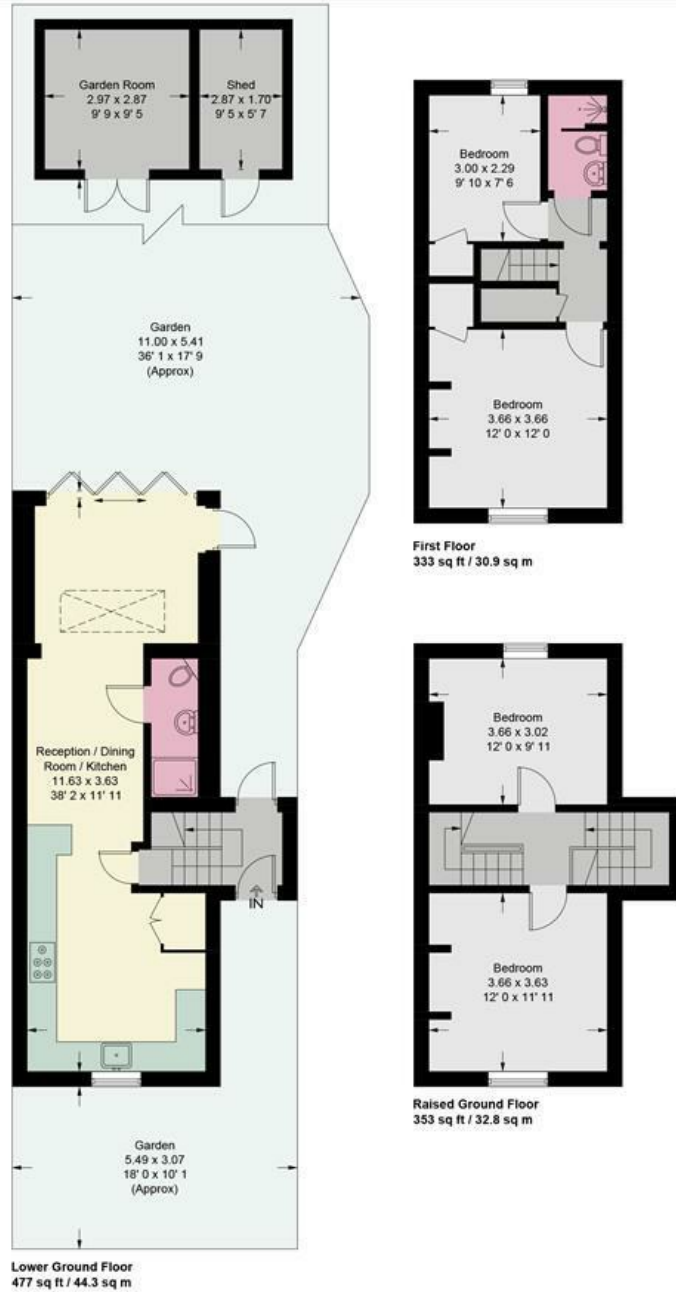
(Including Garden Room / Shed)

Garden Room = 92 sq ft / 8.6 sq m

Shed = 52 sq ft / 4.8 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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