



**JAMES  
ANDERSON**



## FOR SALE

**£695,000**

### Upper Richmond Road West, East Sheen, SW14

An exceptional three-bedroom split level apartment situated in the heart of East Sheen presented in great condition throughout. This impressive and larger than average property comprises approximately 1,350 sqft of light and airy accommodation with high ceilings and other character features, whilst offering a superb open plan living arrangement to include a spacious kitchen/breakfast room, a 20ft south facing reception room with feature fireplace, three double bedrooms, two bathrooms (one ensuite) and excellent loft/eaves storage. Further benefits include a private entrance at ground floor level and a long lease of over 900 years. The property would be a perfect home for professionals, couples or buyers wanting a safe and secure pied-a-terre or an investment property. Families are equally well catered for with the Outstanding Ofsted rated Thomson House primary school located close by. The River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are approximately 0.5 miles and 0.6 miles away.

Tenure: Leasehold  
Service charge: £0  
Ground rent: £10 per year

-  Three Bedrooms
-  Two Bathrooms (one ensuite)
-  Exceptional Reception Room
-  Open Plan Kitchen / Living Space
-  Leasehold | EPC TBC | Council Tax Band D
-  Short Walk To Mortlake Train Station
-  Close To Exceptional | Local Schools
-  Central Location
-  Private Front Door
-  In Excess of 1,350 Sqft



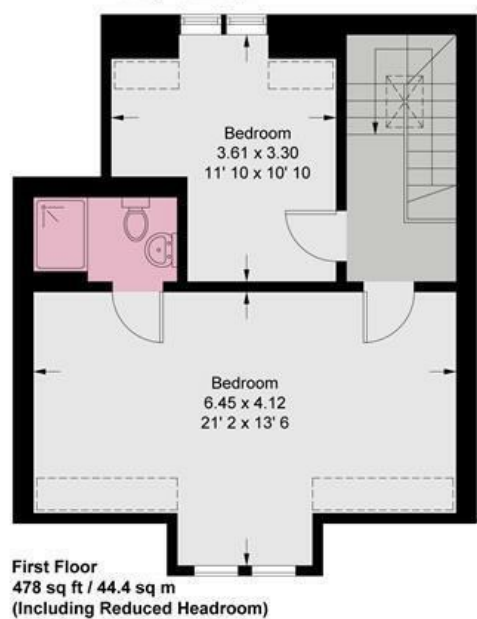
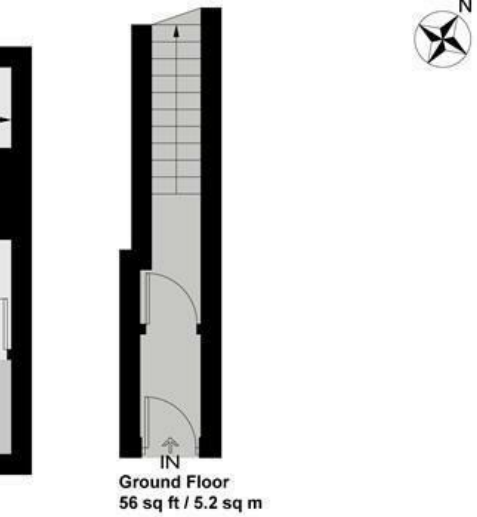
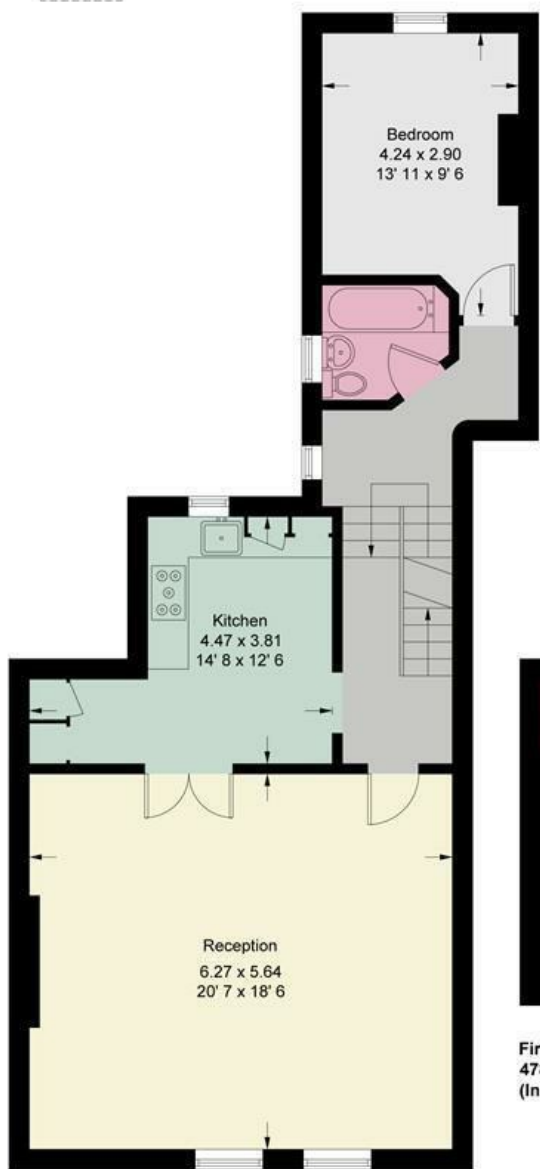
# Upper Richmond Road West

Approximate Gross Internal Area = 1322 sq ft / 122.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 30 sq ft / 2.8 sq m  
 Total = 1352 sq ft / 125.6 sq m



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= Reduced headroom below 1.5m / 5'0"



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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