



**JAMES
ANDERSON**



FOR SALE











£545,000

Upper Richmond Road West, London, SW14

TWO DOUBLE BEDROOMS – 878 SQUARE FEET – CLOSE TO SHEEN MOUNT SCHOOL – ALLOCATED PARKING

A fantastic bright and large two double bedroom conversion apartment set in this stunning period property. The property is spacious throughout, including a large living/dining area, two large double bedrooms. The property further benefits from a modern kitchen, modern bathroom and the added and rare bonus of allocated off street parking. As well as the largest of the Capitals eight Royal Parks and many other green areas, East Sheen has an excellent choice of Schools and a generous mix of independent and chain coffee shops, retail shops, bars and restaurants. Transport links include Mortlake Station with over ground fast train services into London Waterloo. Regular bus services to Richmond, Hammersmith and Putney. Viewing is highly recommended.

Tenure: Leasehold
Service charge: £1,200 per year
Ground rent: £50 per year

-  Two Bedrooms
-  Easy Access To Mortlake & North Sheen Train Stations
-  One Bathroom
-  Sheen Mount Primary School Catchment
-  Spacious Kitchen
-  Period Conversion Apartment
-  Bright South Facing Reception Room
-  Off Street Parking
-  Leasehold | EPC D | Council Tax C
-  In Excess Of 850 Sqft



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

020 8876 6611

Upper Richmond Road West

Approximate Gross Internal Area = 857 sq ft / 79.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 21 sq ft / 2 sq m
 Total = 878 sq ft / 81.6 sq m



= Reduced headroom below 1.5m / 5'0



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			82
(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			82
(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			
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