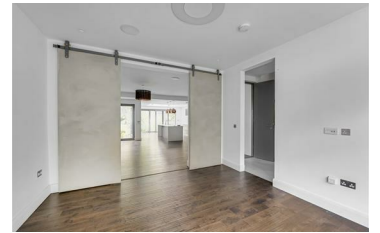




**JAMES  
ANDERSON**



## FOR SALE

**£1,550,000**

Upper Richmond Road, London, SW15

A substantial semi-detached house with rare double garage located close to the popular high street of White Hart Lane. This property boasts a spacious layout with two reception rooms, five bedrooms, and four bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the beautiful kitchen extension offering contemporary design, and a stylish living environment. With close to 2,000 sqft of internal living space, there is plenty of room for the whole family to enjoy. Parking will never be an issue with a double garage, providing convenience and security for vehicle owners and ease of access for those weekly shops.

The ground floor accommodation offers a large entrance hall with access to a good sized cellar and ground floor cloakroom, a reception room with bay window, and a stunning kitchen/family room with direct access to the garden. The upper floors host four bedrooms, three modern bathrooms (two ensuite) and a principal bedroom with a further ensuite bathroom and private balcony with green garden views. There is a walled garden to the front.



Five Bedrooms



Four Bathrooms



Two Reception Areas



Beautiful Kitchen / Family Room



Freehold | EPC D | Council Tax G



A Short Walk To Barnes Station



East Sheen Primary School [OFSTED OUTSTANDING]



Barnes / East Sheen Borders



Double Garage



2,400 Sq ft Of Accommodation



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

020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 1977 sq ft / 183.7 sq m  
 (Excluding Reduced Headroom / Basement)  
 Reduced Headroom / Basement = 126 sq ft / 11.7 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Total = 2409 sq ft / 223.8 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>68</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

