



JAMES  
ANDERSON



**FOR SALE**

**£595,000**

Upper Richmond Road West, London, SW14

A beautiful three bedroom period mansion apartment offering over 1200 Sq. ft of light and spacious accommodation. Situated on the top floor of this popular development, the flat offers a comfortable and luxurious living experience in the heart of East Sheen.

Upon entering the property, you are greeted by a spacious and inviting hallway with beautiful original tiles which sets the tone for the rest of the flat. The living room features large windows allowing an abundance of natural light to flood the room, creating a bright and airy atmosphere, also benefiting from ample space for comfortable seating arrangements providing a cosy and relaxing ambience. As you continue through the hallway you will find two bright and airy double bedrooms both including built in storage and plenty of space. To the rear of the flat is the bright dining room designed with a vibrant and versatile space connecting to the kitchen which leads out onto the balcony with access to the communal gardens.

Sheengate Mansions presents an exceptional opportunity to experience contemporary and luxurious living in one of London's most desirable locations located ideally for the local amenities of Upper Richmond Road West and Sheen Lane, and is situated a short walk from Mortlake Rail Station.

Lease remaining: 110 years

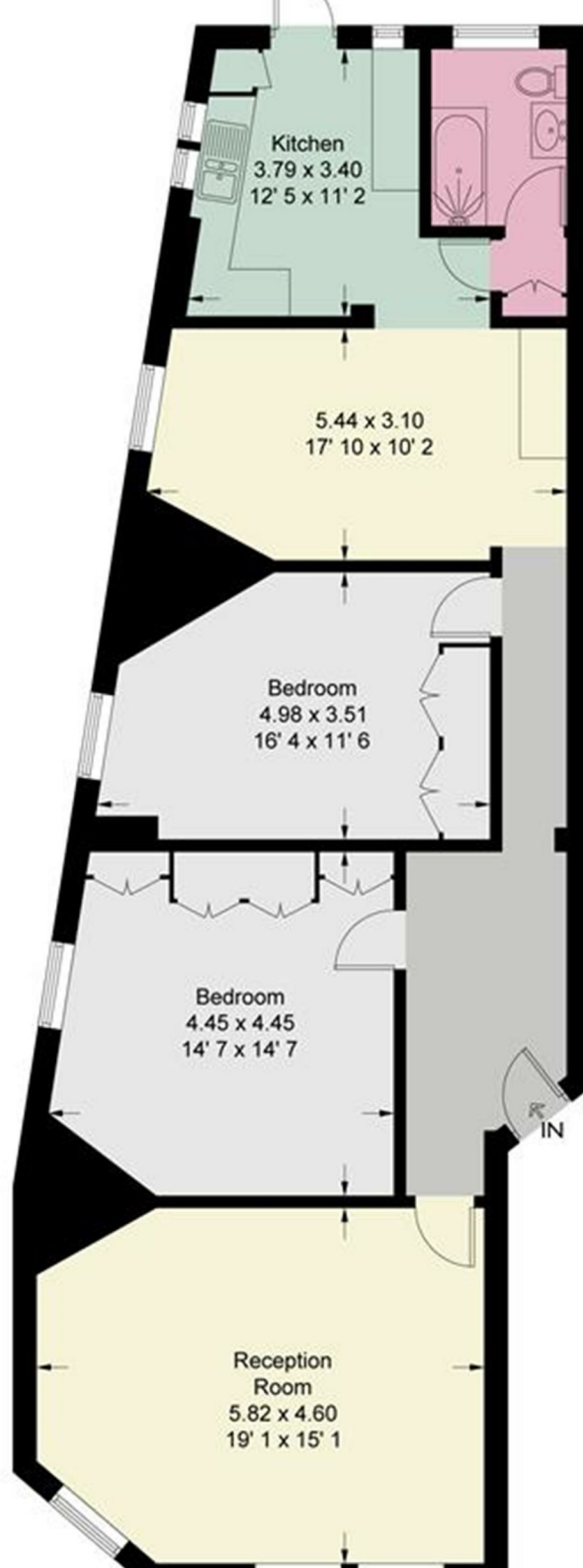
Ground rent: £0

Service charge: £4,000 per year (Approx)



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

020 8876 6611



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>		<b>57</b>	<b>63</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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