



**JAMES  
ANDERSON**













**FOR SALE**

**£630,000**

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

A beautiful three bedroom duplex period mansion apartment offering over 1200 Sq. ft of light and spacious accommodation. Situated on the top floor, 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 hallway leading to the living room which has a stunning fireplace and large windows allowing an abundance of natural light to flood the room. There are two bright and airy double bedrooms and a single bedroom all of which have period fireplaces. A large neutral bathroom is also situated on this floor. Leading up to the mezzanine floor is a stunning, open plan kitchen overlooking the living room, creating a very social space for entertaining. This property 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: 99 years  
Ground rent: £100 per year  
Service charge: £877 approx per year

-  Two Double Bedrooms
-  One Single Bedroom
-  One Family Bathroom
-  Separate Reception Room
-  Mezzanine Kitchen With Space For Dining
-  Leasehold / EPC D / Council Tax Band D
-  Mortlake Train Station Closeby (ZONE 3)
-  Near To The Outstanding East Sheen Primary School
-  Over 1,200 sqft
-  Top Floor Apartment (Second Floor)



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

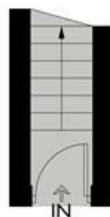
020 8876 6611

# Upper Richmond Road

Approximate Gross Internal Area = 1027 sq ft / 95.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 218 sq ft / 20.3 sq m  
 Total = 1245 sq ft / 115.7 sq m

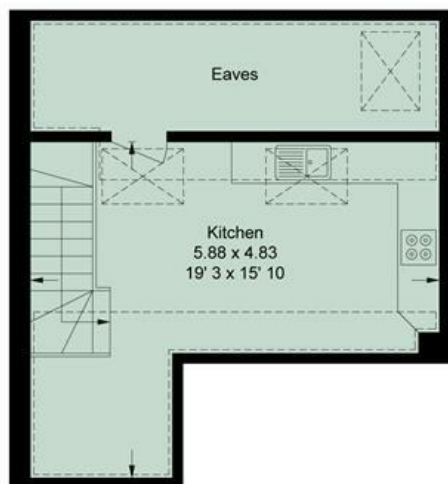


**First Floor**  
876 sq ft / 81.4 sq m  
(Including Reduced Headroom)



**Ground Floor**  
25 sq ft / 2.3 sq m

= Reduced headroom below 1.5m / 5'0



**Second Floor**  
344 sq ft / 32 sq m  
(Including Reduced Headroom / Eaves)

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>		
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