



JAMES
ANDERSON



FOR SALE

£475,000

Upper Richmond Road West, London, SW14

A beautifully presented two-bedroom, first-floor apartment benefiting from a large, private garden and over 680 sq ft of well-proportioned accommodation.

The property comprises two bedrooms, a bright and spacious south-facing reception room, a modern kitchen and a contemporary shower room. To the rear, there is a sheltered private terrace with steps leading directly down to the generously sized garden, providing an excellent outdoor space for entertaining or relaxing.

Ideally situated on Upper Richmond Road West, the property is well positioned for a range of transport links, with regular bus services providing convenient access to both Richmond and Putney. North Sheen and Mortlake railway stations are also within close proximity, offering easy connections into Central London, the City and the West End.

Tenure: Leasehold 91 years remaining

Service charge: £0

Ground rent: £160



Two Bedrooms



One / Modern Shower Bathroom



South Facing Reception Room



New Kitchen With Access To Terrace



Leasehold | EPC D | Council Tax Band C



Just 0.6 Miles To Mortlake Train Station



Close To Sheen Mount Primary School



Walking Distance To Sheen Common & Richmond Park



Private Rear Garden



Potential To Further Extend (Subject To The Usual Consents)



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

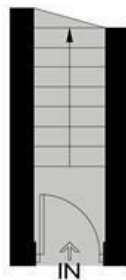
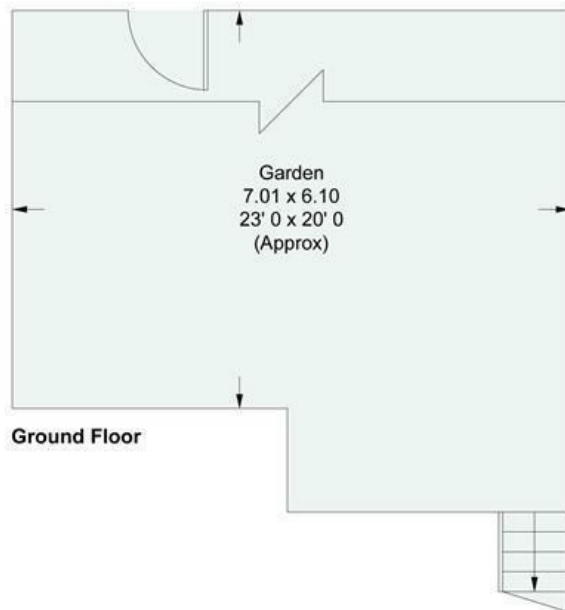
020 8876 6611

Upper Richmond Road West

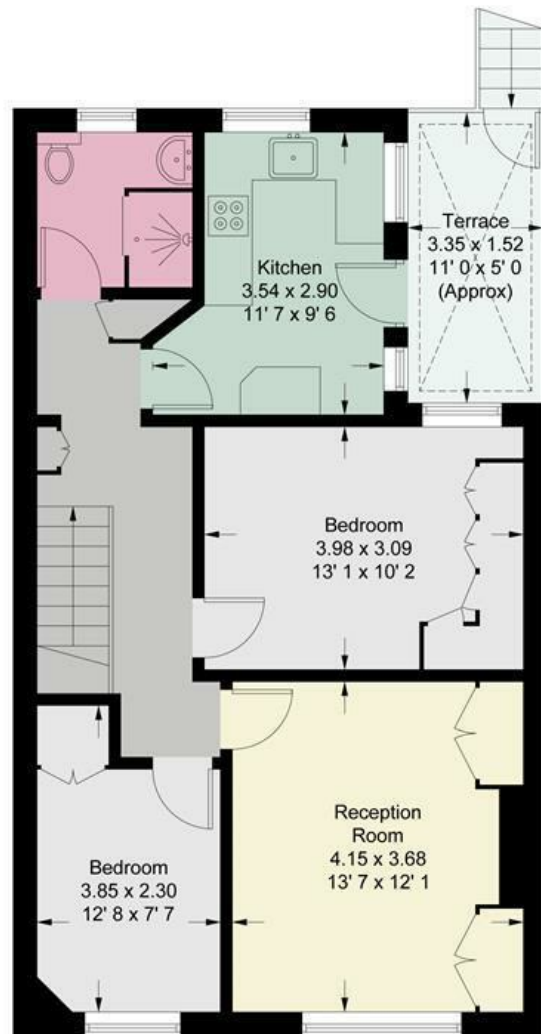
Approximate Gross Internal Area = 684 sq ft / 63.5 sq m



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Ground Floor
27 sq ft / 2.5 sq m



First Floor
657 sq ft / 61 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

