



JAMES
ANDERSON



FOR SALE

£450,000

Upper Richmond Road West, London, SW14

A stunning split level apartment with a private balcony in East Sheen. This well proportioned property benefits from generous sized rooms, great access to local shops and transport and it also offers a secluded and private balcony. The first floor offers two generous double bedrooms, a great size bathroom and large balcony off the principal bedroom. On the second floor there is a fantastic living room open plan to a beautiful fully equipped kitchen and a Juliet balcony allowing plenty of natural light. The property is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide passage to the larger surrounding areas of Hammersmith, Putney and Richmond. Richmond Deer Park is a short drive away.

Lease remaining: 124 years

Ground rent: £0

Service charge: £500 insurance for the property goes to freeholder



Two Double Bedrooms



One Bathroom



Open Plan Living Space



Fully Equipped Kitchen



Leasehold | Council Tax D | EPC D



Mortlake & Barnes Stations Nearby



East Sheen Primary School [OUTSTANDING]



Central Location



Private Terrace



No Onward Chain



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

020 8876 6611



 = Reduced headroom below 1.5m / 5'0



First Floor
399 sq ft / 37.1 sq m
(Including Reduced Headroom)

Second Floor
386 sq ft / 35.9 sq m
(Including Reduced Headroom)

Upper Richmond Road West

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 77 sq ft / 7.2 sq m

Total = 785 sq ft / 73 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		

