



JAMES  
ANDERSON



## FOR SALE

**£1,050,000**

Upper Richmond Road, East Sheen, SW15

A fabulous family home with an amazing garden. This wonderful house provides flexible accommodation that is arranged over three floors. The property is unique in many ways and should be viewed to appreciate the character and charm available.

-  Three/Four Bedrooms
-  Family Bathroom
-  Light and Spacious Reception Room
-  Kitchen/Dining/Family Room
-  Semi-Detached House
-  Near Barnes Station
-  Near East Sheen Primary School
-  Convenient Location
-  Scope To Extend
-  60ft Rear Garden

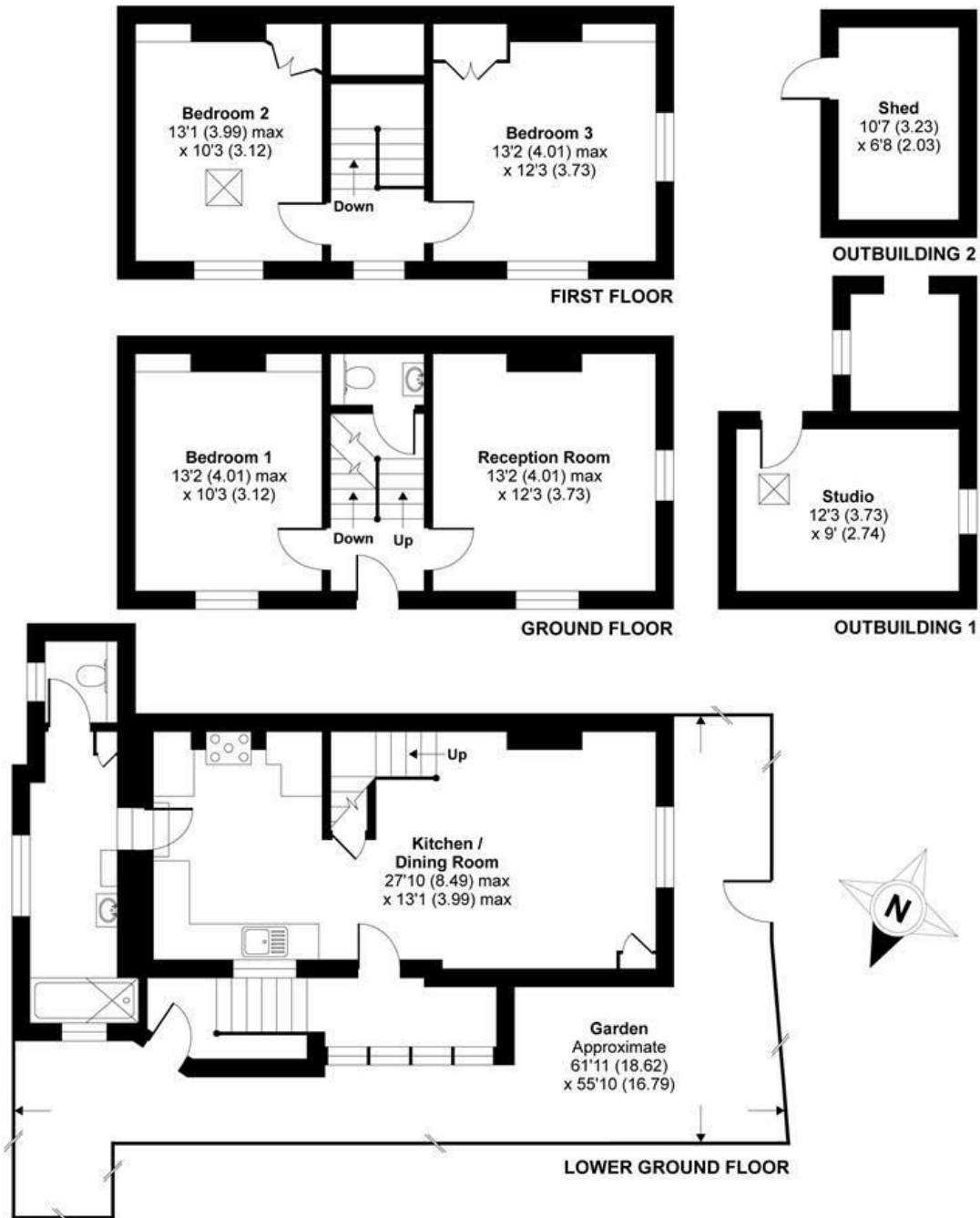


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020 8876 6611

# Upper Richmond Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1339 SQ FT 124.3 SQ METRES (EXCLUDES OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		44	78
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		37	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

