



barnard marcus

Upper Richmond Road West, East Sheen London SW14 8QR

welcome to

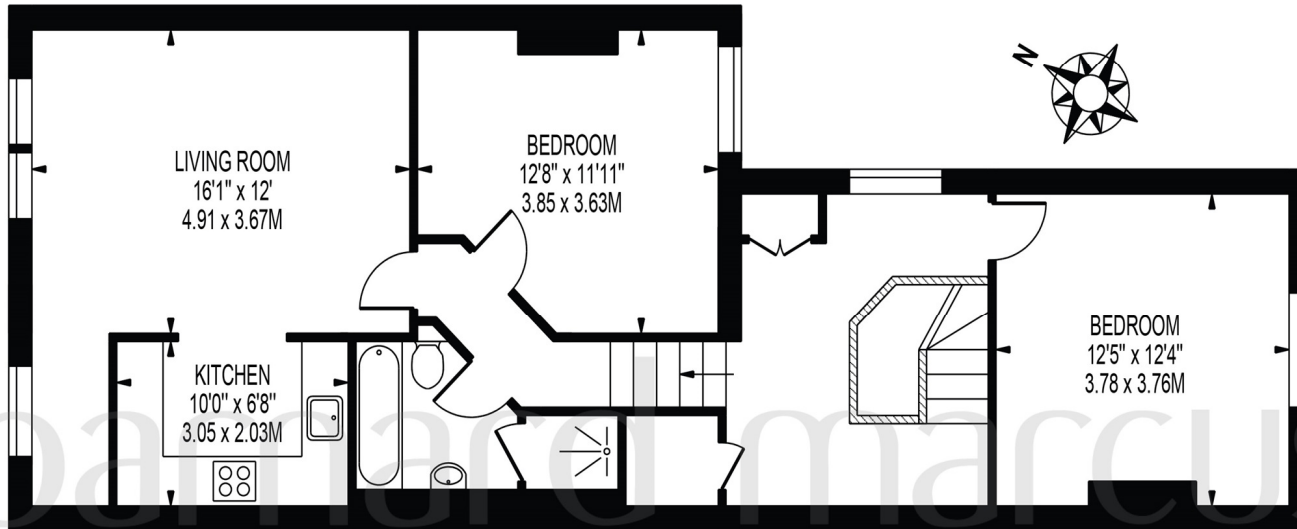
Upper Richmond Road West, East Sheen London

Superbly presented split level 2 double bedroom apartment in Central Sheen. Being sold with the benefit of a brand new lease of 900 years. Stylish presentation, double glazing and gas central heating. Viewing required to appreciate this great property.

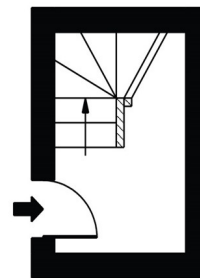


UPPER RICHMOND ROAD WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 908 SQ FT - 84.35 SQ M



SECOND FLOOR



FIRST FLOOR ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This is a superbly presented stylish split-level apartment with 2 double bedrooms located in the centre of Sheen. Offered with no onward chain and a brand new 999-year lease. Having 2 equal sized double bedrooms, modern kitchen and bathroom, this is a property that should be viewed to appreciate it. At around 900 square feet with excellent ceiling heights and room proportions the property feels very light and airy. Ideally located for the amenities of the area, including shopping and recreation facilities. Richmond Park is about a 15-minute walk. Mortlake station being about 10 minutes away. Local buses on hand to Richmond, Putney and further afield. We would highly recommend a viewing to this stylish property.
Leasehold- New 999 Year lease
Council Tax- C
EPC- C

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

welcome to

Upper Richmond Road West, East Sheen London

- Stylish Split-Level Apartment
- 2 Double Bedrooms
- Modern Kitchen and Bathroom
- Double Glazing and Gas Central Heating
- Brand New 999 Year Lease

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£580,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106116



Property Ref:
SHN106116 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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