



## Flat 1 451 Upper Richmond Road West, Sheen, SW14 7PR

COMPLETELY REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT located in the heart of Sheen town centre and close to public transport links.

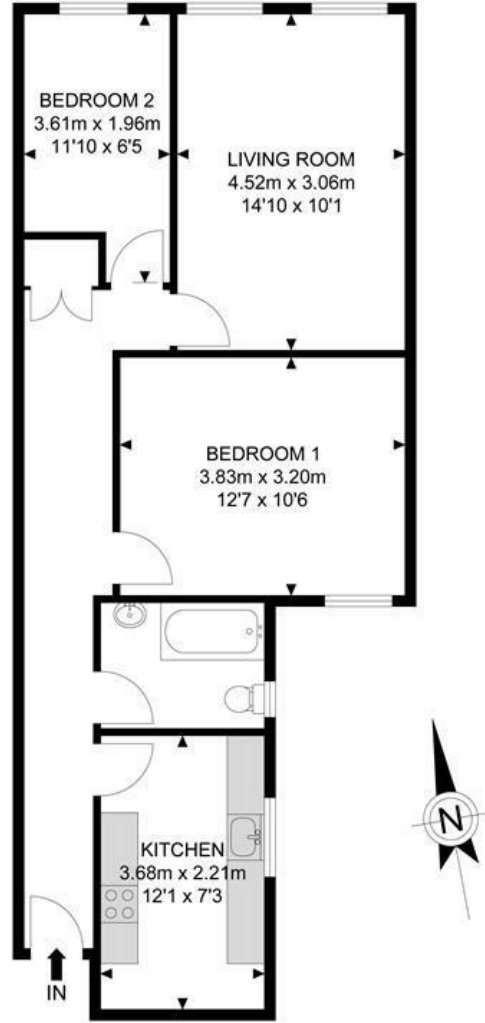
The property has just been completely refurbished throughout and comprises of entrance hallway leading to brand new modern fitted kitchen with a range of base and eye level units, bright spacious lounge, two bedrooms and bathroom with shower over bath. The property also benefits from gas central heating and double glazing. Available Start of August 2024.

Minimum Length of Tenancy: 12 Months  
Council Tax: London Borough of Richmond  
Council Tax Band: C

- COMPLETELY REFURBISHED THROUGHOUT
- TWO BEDROOMS
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AVAILABLE START OF AUGUST 2024

**£1,800 PCM\***

# Upper Richmond West



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 615.69 SQ FT / 57.20 SQM

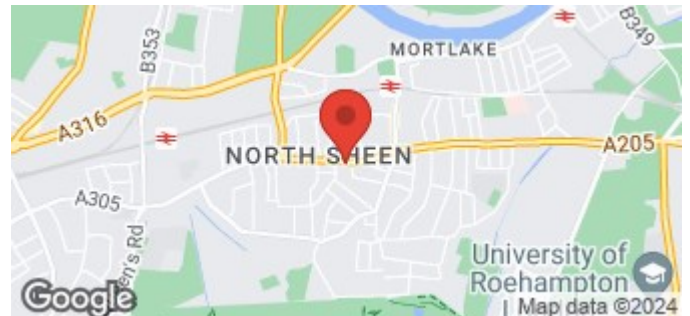
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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			
England & Wales		71	76
	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			
England & Wales		68	72
	EU Directive 2002/91/EC		



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