



**JAMES  
ANDERSON**



**FOR SALE**

**£1,350,000**

Upper Richmond Road West, London, SW14

SOLD SOLD SOLD SOLD SOLD SOLD - Similar properties required

A substantial and well-presented five-bedroom end of terrace family home with a private garage and further potential to extend. This larger than average house boasts in excess of 2,260 Sq ft of accommodation and a wealth of period features throughout, including bay windows, high ceilings, original corning, dado rails and fireplaces. The living space offers wide entrance hallway, cellar, bay fronted through reception room with working fireplace, kitchen / dining room with French doors out to the garden, a bedroom with its own shower room and courtyard area. Stairs lead to the first floor which comprises; bay fronted principal bedroom, three further double bedrooms, one family bathroom with a separate WC and a large open landing with double loft access. There is a walled front garden and a lovely mature rear garden with direct access to the garage. The property also presents potential to extend to create additional bedrooms in the loft (subject to planning consents). This section of the Upper Richmond Road West is a popular location close to the OFSTED rated 'Outstanding' East Sheen Primary School and Palewell Common. Mortlake station, local shops and restaurants, Richmond Park, White Hart Lane and The River Thames are all within easy reach, which will be of huge appeal to families.



Five Bedrooms



Two Bathrooms



Through Reception Room



Fully Equipped Kitchen



EPC Rating



Mortlake Station Nearby



East Sheen Primary School



Close To Shops and Local Amenities



In Excess of 2,260 Sqft



Garage & Off Street Parking



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

020 8876 6611

# Upper Richmond Road West

Approximate Gross Internal Area = 2048 sq ft / 190.3 sq m

Garage = 215 sq ft / 20 sq m

Total = 2263 sq ft / 210.3 sq m



**JAMES  
ANDERSON**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>

