



**JAMES
ANDERSON**



FOR SALE

£700,000

Upper Richmond Road West, London, SW14

A spectacular property situated on the upper floors of an attractive Edwardian house. The property is finished to a very high standard and offers a share of freehold and off-street parking.

The living accommodation comprises a large, light, south-facing reception room with a period feature fireplace, new acoustic sound-insulating sash-style windows and ample space for both living and dining. There are three excellent sized double bedrooms, two of which have fitted wardrobes. The master bedroom has a large en-suite which, along with the modern family bathroom, has underfloor heating. The newly installed modern kitchen has fully integrated appliances and marble worktops. This beautiful flat has a stylish and modern feel but has retained several period features which gives it real charm.

The property is ideally located for East Sheen Primary School (Ofsted rated 'Outstanding') and the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. The property further benefits from being located within walking distance of Barnes and Mortlake stations providing direct services to London Waterloo. The recreational amenities of Palewell Common and Richmond Park are also easily accessible.

Tenure: Share of freehold
Ground rent: peppercorn
Service charge: £0

-  Three Bedrooms
-  Two Bathrooms
-  South Facing Reception Room
-  Modern Fully Equipped Kitchen
-  Share of Freehold | EPC C | Council Tax Band D
-  Equal Distance To Both Mortlake Station & Barnes Station (ZONE 3)
-  Close proximity to East Sheen Primary School [OUTSTANDING]
-  Walking Distance To White Hart Lane
-  Off Street Parking
-  In Excess Of 1,100 SQft



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

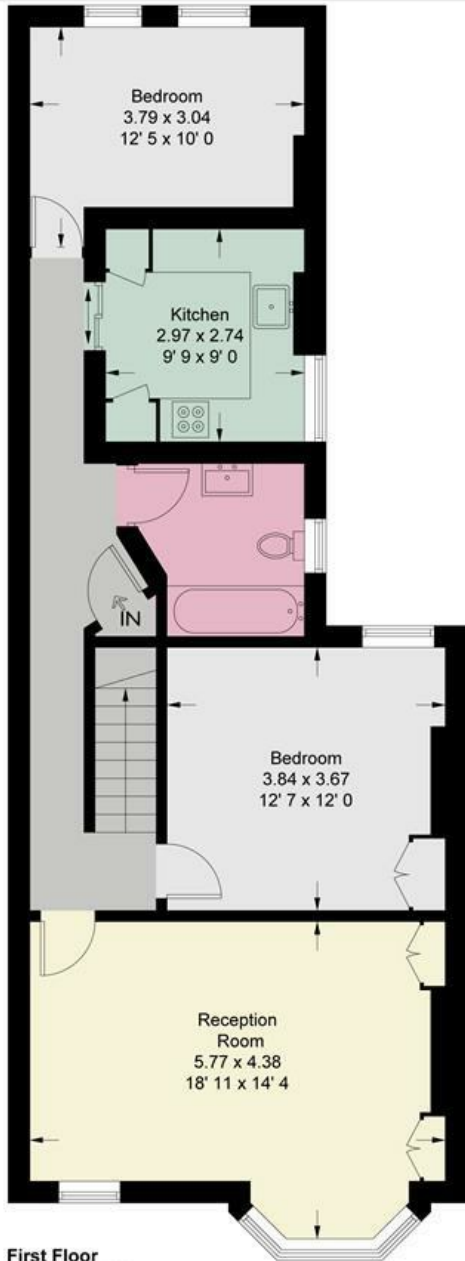
020 8876 6611

Richmond Road

Approximate Gross Internal Area = 1166 sq ft / 108.4 sq m
 (Including Reduced Headroom / Eaves / Excluding Communal Area)
 Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m

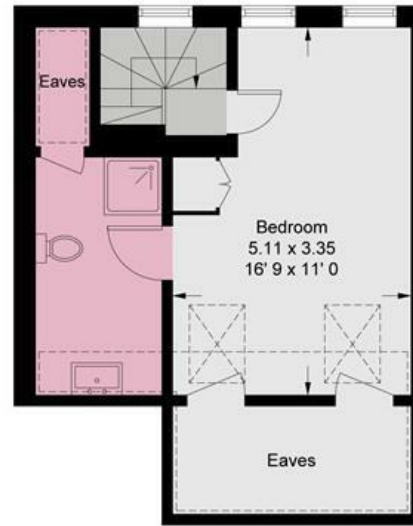


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First Floor
822 sq ft / 76.4 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
344 sq ft / 32 sq m
(Including Reduced Headroom / Eaves)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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