



**JAMES
ANDERSON**



FOR SALE

£800,000

Lower Richmond Road, London, SW14

Offers In Excess Of

A stylish two bedroom ground floor flat with a private south facing garden that has been extended and fully refurbished to the highest standard. This stunning home perfectly combines modern design with timeless elegance, making it an exceptional find just moments from Mortlake Station, and The River Thames. The accommodation comprises entrance hallway with a separate utility room, two double bedrooms, a luxury family bathroom and an impressive open plan kitchen / living space at the rear with direct access to a landscaped south facing garden. The property is ideally located for Mortlake Station providing direct services to London Waterloo and for the outstanding Thomson House and St Mary Magdalen's Catholic Primary Schools. The property is conveniently situated for the abundant shopping and leisure amenities of both East Sheen and Richmond including numerous boutique shops, restaurants, bars, gastro pubs and coffee shops. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away whilst Richmond Park is within 1.0 mile of the property.

Share of freehold
Service charge: Adhoc
Ground rent: £0

-  Two Double Bedrooms
-  One Luxury Bathroom
-  Extended South Facing Kitchen
-  Open Plan Living Space
-  Share Of Freehold | EPC C | Council Tax E
-  Close To Mortlake Station (ZONE 3)
-  Thomson House Primary School Catchment
-  Beautiful Period Building
-  Newly Refurbished
-  Private South Facing Garden



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

020 8876 6611

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Approximate Gross Internal Area = 921 sq ft / 85.6 sq m



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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	

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		
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