



**JAMES
ANDERSON**



FOR SALE

£575,000

Upper Richmond Road West, London, SW14

A beautifully presented two-bedroom apartment, ideally positioned in the heart of East Sheen and offered to the market with no onward chain. Set on the first floor of an attractive Edwardian building, this immaculately maintained flat is ready for immediate occupation. The property benefits from a share of the freehold, resulting in low outgoings, and would suit first-time buyers, downsizers, investors, or those seeking an ideal lock-and-leave home.

The location is particularly desirable, lying within close proximity to the Ofsted Outstanding East Sheen Primary School, as well as the area's excellent amenities and transport links. The areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Both Barnes and Mortlake stations providing direct services to London Waterloo are within easy eary and the recreational amenities of Palewell Common and Richmond Park are also easily accessible.



Two Bedrooms



One Bathroom



South Facing Reception Room



Large Kitchen With Space For Dining



Share of Freehold | EPC Rating E | Council Tax Band E



0.6 Miles To Mortlake & Barnes Stations (ZONE 3)



East Sheen Primary School Catchment [OUTSTANDING]



Close To East Sheen Village & White Hart Lane



Period First Floor Flat



No Onward Chain



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

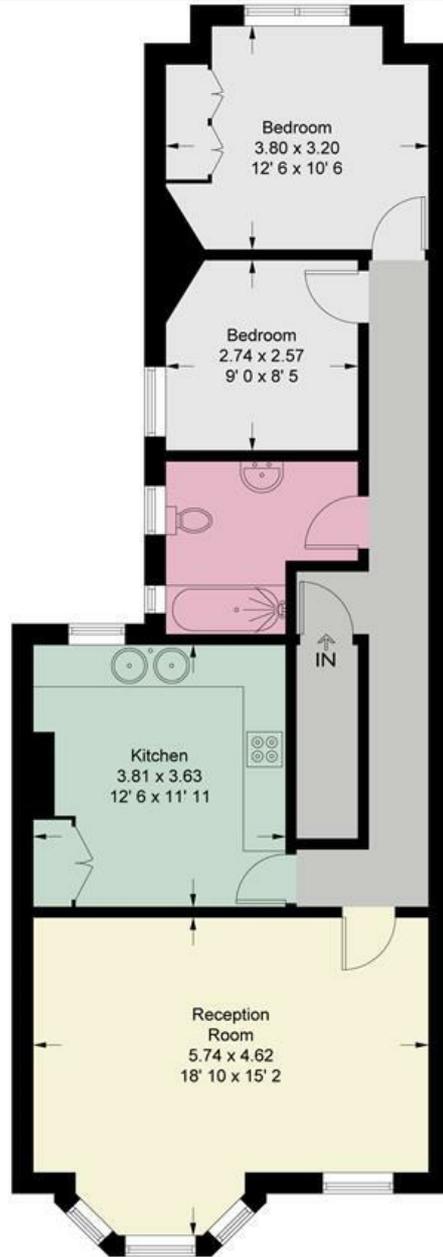
020 8876 6611

Upper Richmond Road

Approximate Gross Internal Area = 820 sq ft / 76.2 sq m
(Excluding Communal Area)



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First Floor

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		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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