



**Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14  
7DN**

**welcome to**

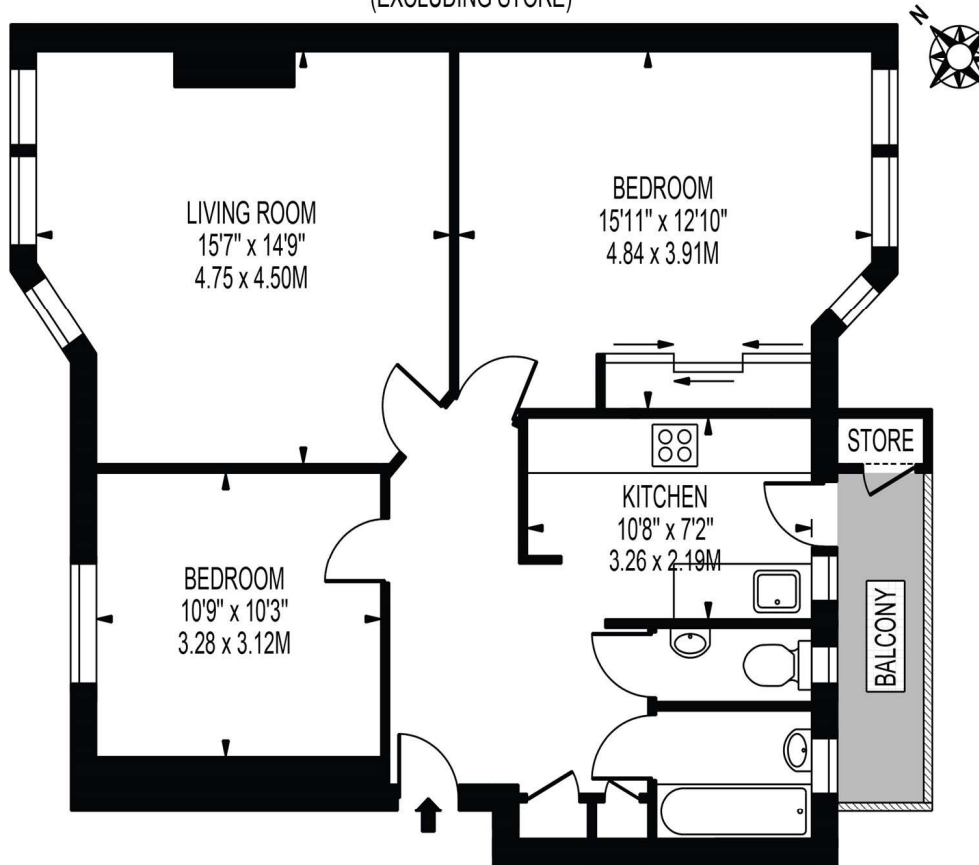
**Deanhill Court, Upper Richmond Road West, East Sheen, London**

A superb spacious top floor 2 double bed roomed apartment on Parkside East Sheen close to Sheen Mount School and Richmond Park with far reaching westerly views. Offered with no chain. Share of Freehold.



# DEANHILL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 768 SQ FT - 71.35 SQ M  
(EXCLUDING STORE)



THIRD FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This superb 3rd floor apartment has 2 double bedrooms, and wonderful views westerly toward Richmond and beyond. Located in a popular development close to Sheen Mount School this property is 770 square feet. Built in the 1950's this is one of the largest apartments in the development. The property benefits from double glazing, gas central heating, modern fitted kitchen, and bathroom, with thermostatic shower. The accommodation is spacious having a generous reception hall, 2 double bedrooms, large reception room, bathroom, and separate w/c. good storage. There is a small balcony, with rear access stairs. The estate is well managed and has onsite parking on a first come basis, with permits. There are well kept communal gardens and a part time caretaker. Located close to many popular schools and Richmond Park. Local transport links include Mortlake with trains to Waterloo. The district line is available in Kew or Richmond. There is a good high street close by with many independent cafes and restaurants as well as major supermarkets and stores. Share of freehold with a lease more than 950 years. Hot water is included in the service charge. The apartment has been rented out for several years and has been well maintained but would benefit from redecoration. Vacant possession, no onward chain. Ideal for first time buyers, or a pied de terre, a property well worth viewing.  
Share of Freehold  
Council Tax- D  
EPC- C  
Service Charge Approx £2950 per annum  
No Ground Rent.

welcome to

## Deanhill Court, Upper Richmond Road West, East Sheen London

- 2 Double Bedroom Apartments
- Top Floor
- Very Spacious approx 770 Square Feet
- Fantastic Far Reaching Westerly Views
- Parkside Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £450,000



**view this property online** [barnardmarcus.co.uk/Property/SHN106304](https://barnardmarcus.co.uk/Property/SHN106304)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SHN106304 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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