



JAMES
ANDERSON



FOR SALE

£450,000

Upper Richmond Road West, London, SW14

A well presented light and bright first floor conversion apartment situated in the heart of East Sheen. The accommodation comprises an entrance hall with a large utility/storage cupboard, a reception room with an open plan bespoke fitted shaker style kitchen, two double bedrooms and one family bathroom. The apartment is tastefully decorated throughout and also benefits from a 105 year lease and reasonable service charges. The property is located within 0.3 miles of Mortlake station providing direct links to London Waterloo and within 0.5 miles and 0.6 miles of the extensive recreational amenities of Palewell Common and Richmond Park respectively. The Thames Path which provides an idyllic walk along The River Thames with Barnes just minutes away is within 0.5 miles. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground and a host of golf courses.

Lease remaining: 105 years

Ground rent: £100

Service charge: £100



Two Bedrooms



One Bathroom



Open Plan Living Area



Kitchen With Breakfast Island



Leasehold | EPC D | Council Tax C



6 Minute Walk To Mortlake Train Station



Excellent Local Primary Schools Nearby



Central Sheen Location



First Floor Flat

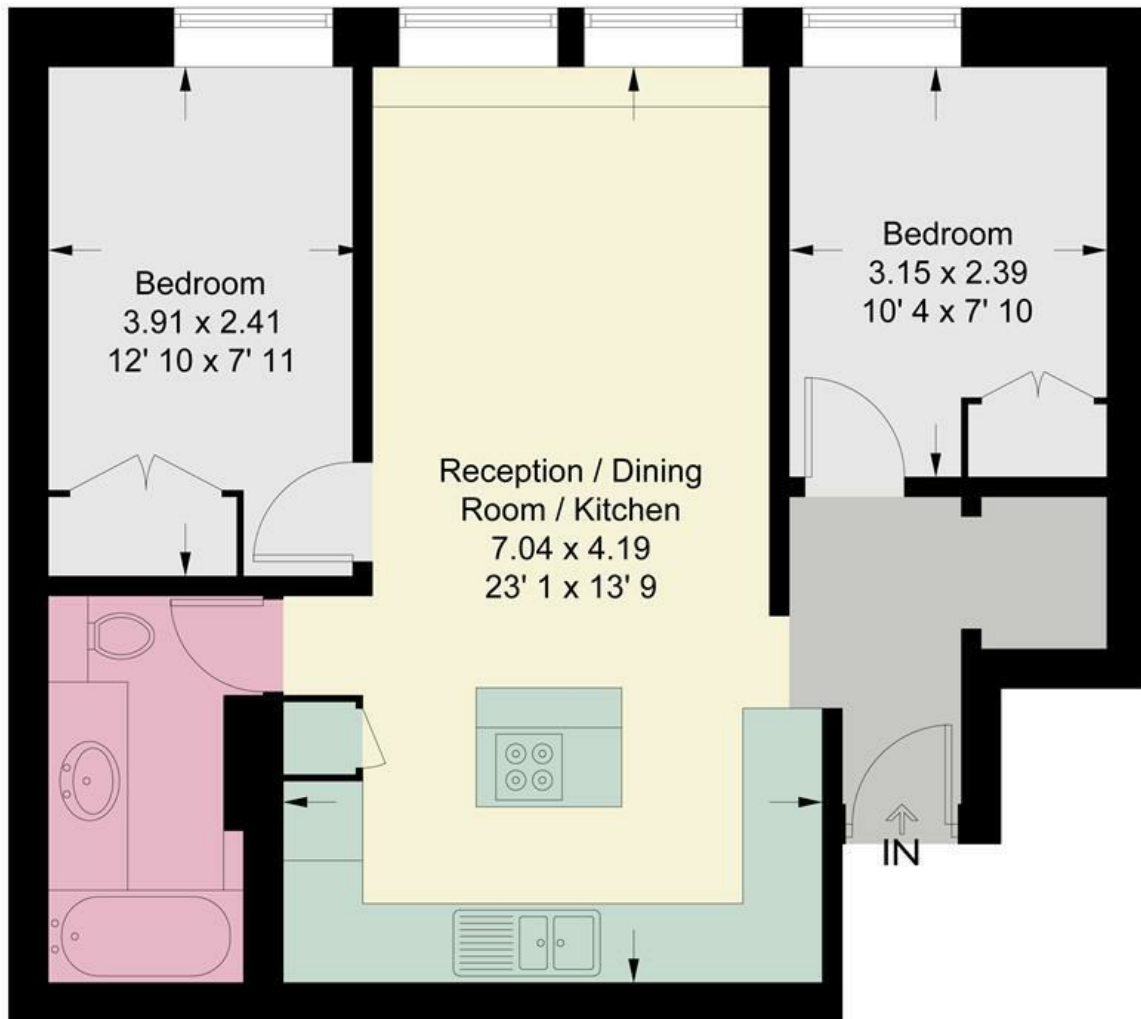


Ideal First Time Buy Or Investment Purchase



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

020 8876 6611



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
England & Wales	EU Directive 2002/91/EC	

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

