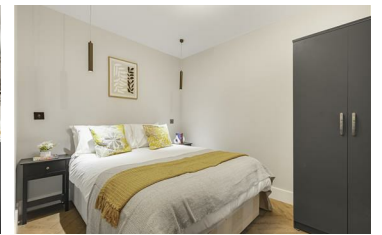




**JAMES  
ANDERSON**



# FOR SALE

**£325,000**

## Upper Richmond Road West, London, SW14

A brand new one bedroom apartment with access to outside space, offered for sale with no onward chain and ready for immediate occupation. This stunning flat is finished to a high standard throughout and comprises a well-proportioned double bedroom, a sleek modern shower room, and a contemporary open-plan kitchen/living area. The living space benefits from direct access onto a garden/patio, providing an ideal extension for relaxing or entertaining.

The property is sold with long leases and low service charges, making it an excellent opportunity for first-time buyers, downsizers, or investors alike. Finished in turnkey condition, this is a rare chance to acquire a stylish, low-maintenance home that is ready to move into immediately.

Lease remaining: 122 years remaining

Ground rent: £250 per year

Service charge: £500 per year (approx)

-  One Double Bedroom
-  0.6 Miles To Mortlake Train Station (ZONE 3)
-  Luxury Shower Bathroom
-  Ideally Positioned For Richmond Park
-  Brand New Fully Fitted Kitchen
-  Close To East Sheen High Street
-  Open Plan Living Space
-  Chain Free
-  Leasehold | EPC Rating C | Council Tax Band TBC
-  Outside Space

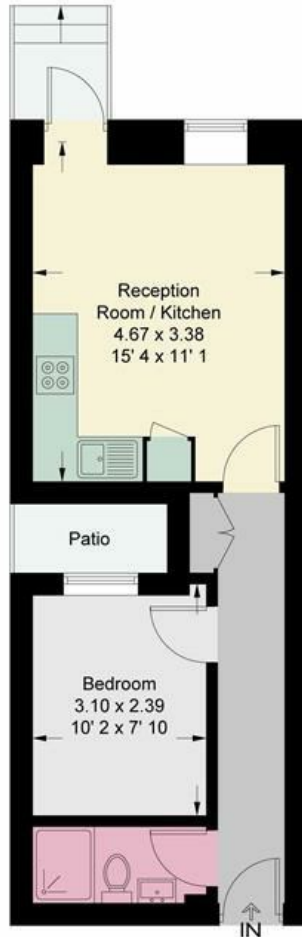
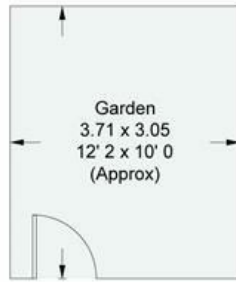


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**

# Upper Richmond Road West

Approximate Gross Internal Area = 341 sq ft / 31.7 sq m



Ground 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		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

