



**JAMES  
ANDERSON**



**FOR SALE**

**£700,000**

Lower Richmond Road, London, SW14

A well presented split level three-bedroom, loft converted Edwardian maisonette with a south facing private garden. Presented beautifully throughout, the property perfectly combines period features with modern design. The accommodation comprises a private front door with hallway and stairs up to the first floor landing, a modern refitted dual aspect kitchen/breakfast room with stairs leading down to the rear garden and utility space, a large bay fronted living room, two bedrooms and a large family bathroom. The extended loft offers a stunning principal bedroom suite with excellent built in storage, air conditioning and an en-suite shower room. Further benefits include a secluded south facing rear garden with useful rear access and no onward chain. The property is also close to the River Thames with excellent public transport links available, it is a short walk from both Mortlake Station with a direct service to Waterloo and Kew Station, additionally bus routes allow easy connections to Hammersmith & Richmond.

Lease remaining: 169 years  
Service charge: £0  
Ground rent: £0



Three Bedrooms



Two Bathrooms



Separate Reception Room



Eat In Kitchen / Dining Room



Leasehold | EPC D | Council Tax Band E



Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



East Sheen / Richmond Borders



Private South Facing Garden



In Excess of 1,500 Sqft



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

020 8876 6611

# Lower Richmond Road

Approximate Gross Internal Area = 1591 sq ft / 147.7 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 366 sq ft / 34 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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