



JAMES  
ANDERSON



**FOR SALE**

**£475,000**

### Upper Richmond Road West, London, SW14

Bright and spacious first floor TWO BEDROOM apartment boasting exceptional living space and well maintained communal grounds. The property will benefit from some minor updating and will be sold with no onward chain. The accommodation comprises; wide entrance hallway, two double bedrooms, a large west facing reception room, kitchen, and a modern family bathroom. There is also ample built in storage throughout the property which is sold with a share of freehold and no onward chain. Sheen Mount Primary School is moments away and the flat is very accessible to plenty of bus routes and over ground trains into and out of London as well as the open spaces of Sheen Common and Richmond Park. East Sheen and Richmond offer plenty of shops, cafes and restaurants with a lovely village feel and are good for families and commuters.

Share of freehold

Ground rent: £0

Service charge: Awaiting confirmation



Two Double Bedrooms



One /Modern Bathroom



West Facing Reception Room



Kitchen With Access To Communal Gardens & Parking



Share Of Freehold | EPC Rating C | Council Tax Band D



0.7 Miles To Mortlake Station (ZONE 3)



Sheen Mount Primary School Catchment



Parkside Location



Moments From Sheen Common



Residents Parking Available



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

020 8876 6611

# Deanhill Court

Approximate Gross Internal Area = 768 sq ft / 71.4 sq m



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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
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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