



JAMES  
ANDERSON



## FOR SALE

**£495,000**

Upper Richmond Road West, London, SW14

TWO DOUBLE BEDROOMS – 878 SQUARE FEET – CLOSE TO SHEEN MOUNT SCHOOL – ALLOCATED PARKING

A fantastic bright and large two double bedroom conversion apartment set in this stunning period property. The property is spacious throughout, including a large living/dining area, two large double bedrooms. The property further benefits from a modern kitchen, modern bathroom and the added and rare bonus of allocated off street parking. As well as the largest of the Capitals eight Royal Parks and many other green areas, East Sheen has an excellent choice of Schools and a generous mix of independent and chain coffee shops, retail shops, bars and restaurants. Transport links include Mortlake Station with over ground fast train services into London Waterloo. Regular bus services to Richmond, Hammersmith and Putney. Viewing is highly recommended.

Tenure: Share of freehold

Service charge: £1,200 per year

Ground rent: £0 per year

Two Bedrooms

One Bathroom

Spacious Kitchen

Bright South Facing Reception Room

Share of Freehold | EPC D | Council Tax C

Easy Access To Mortlake & North Sheen Train Stations

Sheen Mount Primary School Catchment

Period Conversion Apartment

Allocated Off Street Parking

In Excess Of 850 Sqft



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

**020 8876 6611**

# Upper Richmond Road West

Approximate Gross Internal Area = 857 sq ft / 79.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 21 sq ft / 2 sq m

Total = 878 sq ft / 81.6 sq m



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= Reduced headroom below 1.5m / 5'0



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 |                         |           |
| <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 |           |

