



JAMES
ANDERSON



FOR SALE

£550,000

301 Upper Richmond Road West, London, SW14

Offers In Excess Of

A spacious and well-proportioned two double bedroom flat situated on the first floor of this highly sought after block moments from all the boutique cafes, shops and amenities of Sheen High Street. This stunning and elegant property retains many period features, with high ceilings and beautiful feature fireplaces and is flooded with natural light, creating a wonderful living space with a modern contemporary feel. On entering the property there is a large hallway that leads to an elegant reception room. There are two double bedrooms, a modern family bathroom and a large open plan kitchen/dining room ideal for entertaining. There is also the benefit of a balcony and well maintained communal gardens with bike storage.

*Please note the lease prohibits dogs

Leasehold: 99 years remaining

Ground Rent: £50 per year

Service charge: £2,380 per year (approx), (plus £1,000 toward a sinking fund)

Two Double Bedrooms

Modern Family Bathroom

17ft Reception Room With Feature Fireplace

Open Plan Kitchen / Dining

Leasehold | Council Tax Band C | EPC C

Just 0.4 Miles To Mortlake Station

East Sheen & Thomson House Primary Schools

[OUTSTANDING]

Period Mansion Style Apartment

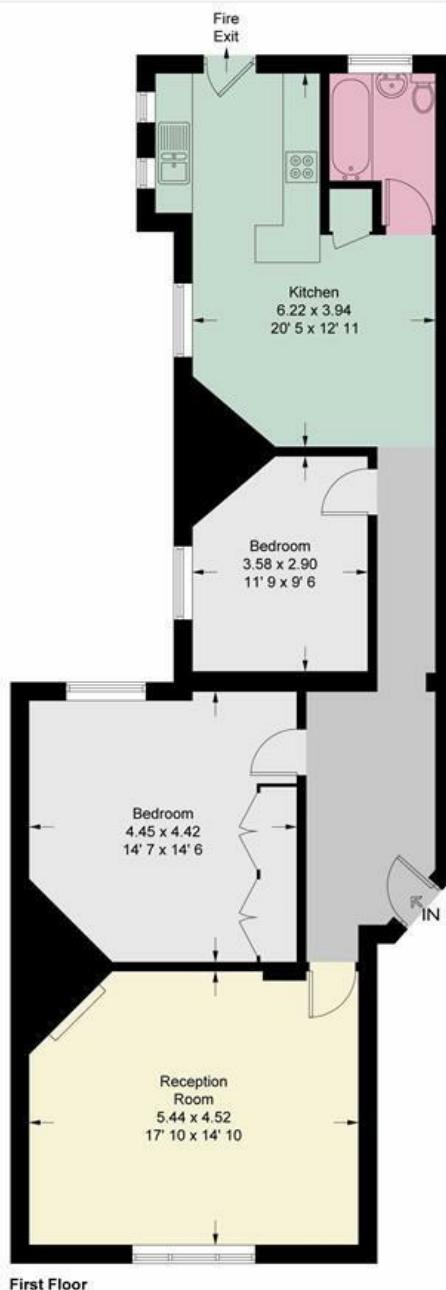
South Facing Communal Gardens

Over 1,000 sqft



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

020 8876 6611



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		
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		
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