



Upper Richmond Road West, London
SW14



A newly refurbished two bedroom flat in East Sheen.

Hamptons International

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Newly renovated apartment | Two bedrooms | Modern bathroom | Fully fitted kitchen | Reception room
| First floor | Convenient location | No onward chain | Leasehold 127 years remaining.

Guide Price £425,000 Leasehold

Description

A wonderfully light two bedroom first floor apartment conveniently situated on the Upper Richmond Road West. The property comprises of; two good sized bedrooms, a modern bathroom, a bright reception area, as well as a fully fitted kitchen. This lovely apartment would be a great first time purchase or a buy to let investment.

Location

This apartment is conveniently located on the Upper Richmond Road West, within easy reach of all that East Sheen has to offer. The property is situated a short walk away from Mortlake Railway Station which offers frequent trains to Richmond, Clapham Junction and London Waterloo. There are numerous bus routes to Richmond, Barnes, Hammersmith, Putney and Clapham Junction.

Additional Information

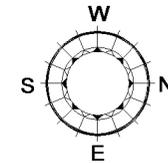
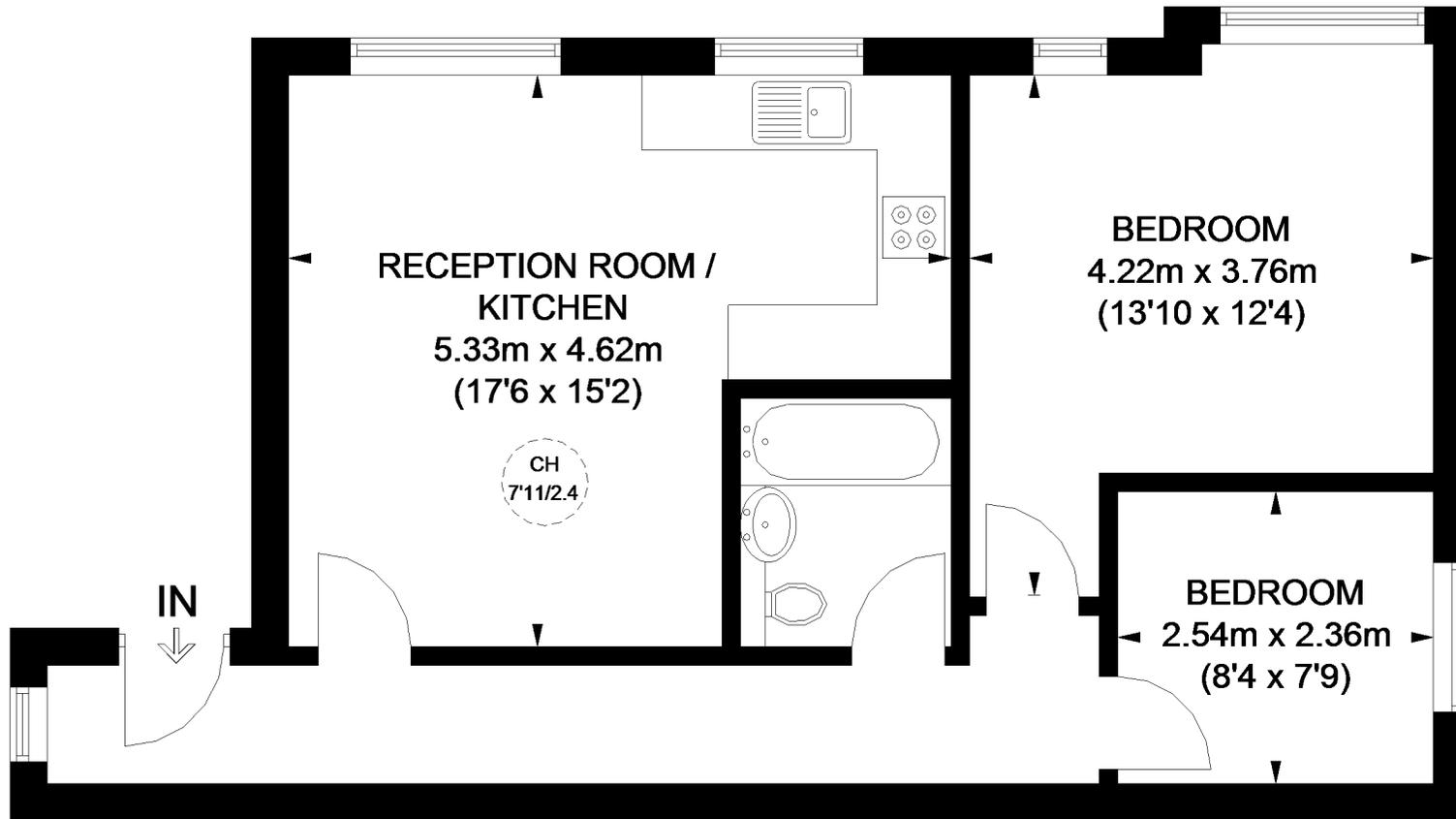
The area boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground and a host of golf courses as well as the vast open spaces of Richmond Park. The apartment is within walking distance of Mortlake Green and the River Thames. East Sheen offers a wide variety of independent boutiques, shops, restaurants and cafes.

Lease details: 127 years remaining. Ground rent: £500 per annum. Service charge is 1 fifth of insurance. Currently circa £350 a year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

UPPER RICHMOND ROAD



APPROXIMATE GROSS INTERNAL AREA
594 SQ. FT. (55.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID506363)

FIRST FLOOR

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

