

Upper Richmond Road West, London
Guide Price £495,000

A superbly presented 2 bed maisonette with private garden | Leasehold

A superbly presented split level maisonette offering stylish and versatile living space, complete with a new lease, private garden and no onward chain. Beautifully maintained and thoughtfully updated, this attractive home provides an excellent opportunity for discerning first time buyers, downsizers or investment purchasers seeking a turnkey property in excellent condition.

Accessed via a shared communal entrance garden, the property benefits from its own private front door leading directly into the main living accommodation. The ground floor offers a wonderfully light and airy reception space with high ceilings and a sliding door system opening directly onto the private garden, creating a seamless connection between indoor and outdoor living.
The reception room links through to a modern fitted kitchen featuring a range of contemporary base and wall units, newly installed integrated appliances, double oven and additional built in storage, all designed to maximise both practicality and style.
Stairs lead to the first floor where there is a bright landing enhanced by a skylight, a modern refitted bathroom, a generous principal bedroom and a well proportioned second bedroom, making the property ideal for both owner occupiers and those requiring flexible working from home space. Externally, the private garden provides an excellent low maintenance outdoor retreat, ideal for entertaining or relaxing during warmer months.

Offered to the market with a new lease and no onward chain, this is a genuinely appealing home combining light filled accommodation, modern finishes and excellent practicality in one highly attractive package.

The location

Upper Richmond Road West is perfectly positioned to enjoy everything that makes East Sheen one of South West London’s most desirable and community driven neighbourhoods. The properties benefit from their own private entrance accessed via neighbouring Portman Avenue, creating a welcoming residential feel whilst being moments from an excellent selection of local shops, cafés, restaurants and everyday amenities. East Sheen has long been favoured by families and professionals alike thanks to its genuine village atmosphere, outstanding green spaces and strong sense of community. Nearby amenities include Waitrose & Partners, independent cafés, popular local restaurants and a variety of boutique shops, all contributing to the area’s vibrant yet

relaxed lifestyle.

The location is exceptionally well connected, with Mortlake mainline station providing direct access into London Waterloo, whilst Richmond Park, Palewell Common and the River Thames offer an outstanding range of leisure opportunities including walking, cycling, running and outdoor recreation. The area is also highly regarded for its excellent schooling options, including the outstanding Barnes Primary School and a number of respected independent schools nearby. The forthcoming arrival of Orly's House, the highly anticipated family members club from the Little House Group, is set to further elevate East Sheen's already exceptional lifestyle offering. Combining excellent transport links, green open spaces and a true neighbourhood feel, East Sheen remains one of the capital's most sought after places to live.

Council Tax Band: C (London Borough of Richmond upon Thames)
Tenure: Leasehold (150 years)
Ground Rent:
Ground Rent: Peppercorn
Parking options: On Street, Residents
Garden details: Private Garden








Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.













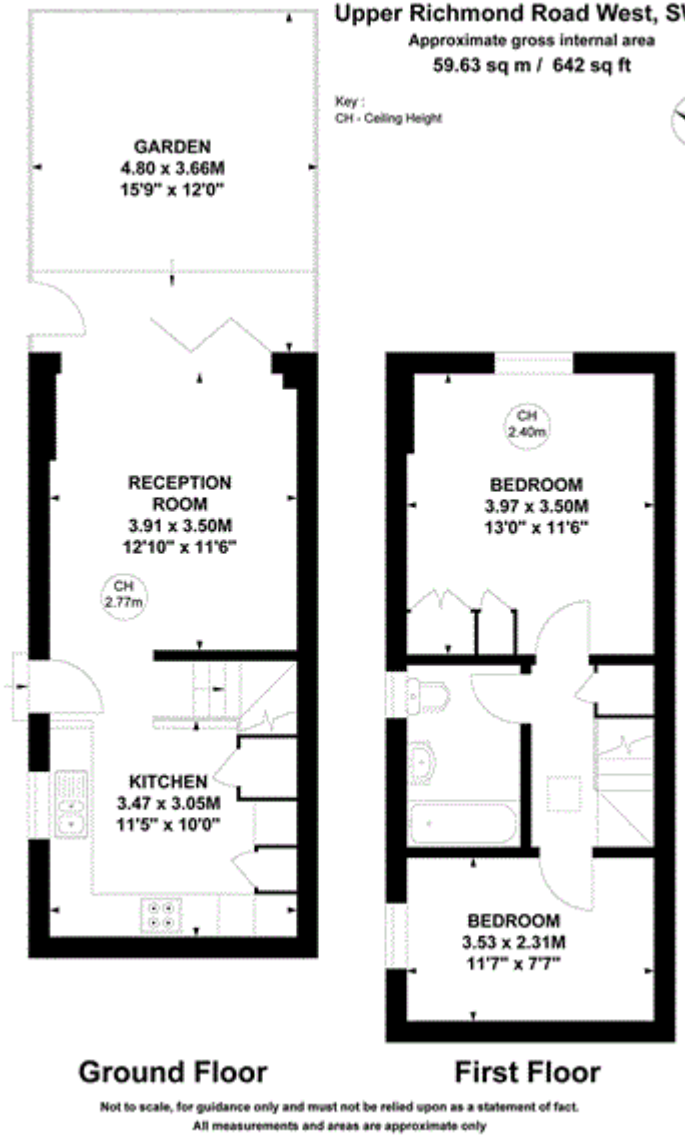

Eatikken
UPPER RICH CAFE
La Plata DELI
DELI & GROCERY

Upper Richmond Road West, SW14

Approximate gross internal area

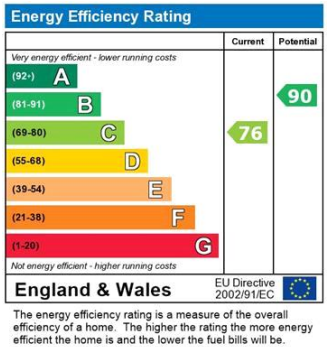
59.63 sq m / 642 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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