



JAMES  
ANDERSON



## FOR SALE

**£750,000**

### Sheen Gate Gardens, East Sheen, SW14

An exceptionally spacious three bedroom conversion flat forming the upper two floors of this substantial period house. The property is offered in excellent decorative condition throughout with new timber framed windows having been installed recently and comprises two stunning reception rooms on the first floor along with a good size modern fitted kitchen a modern bathroom and third bedroom. The top floor offers two further double bedrooms and an en-suite shower room shared between the rooms. Situated in this prestigious 'Parkside' location this spacious property is ideally located for access into East Sheen offering numerous excellent shops and coffee bars and Mortlake mainline railway station providing direct access into Central London. Richmond Park is of course also close by and there are excellent schools in the local area. Lease and service charge information is available on request.



Three Double Bedrooms



Two Bathrooms



Two Large Reception Rooms



Modern Fitted Kitchen



EPC Rating D



Walking Distance of Mortlake Station



Close to Excellent Local Schools



Parkside Location



Split Level Apartment



No Onward Chain

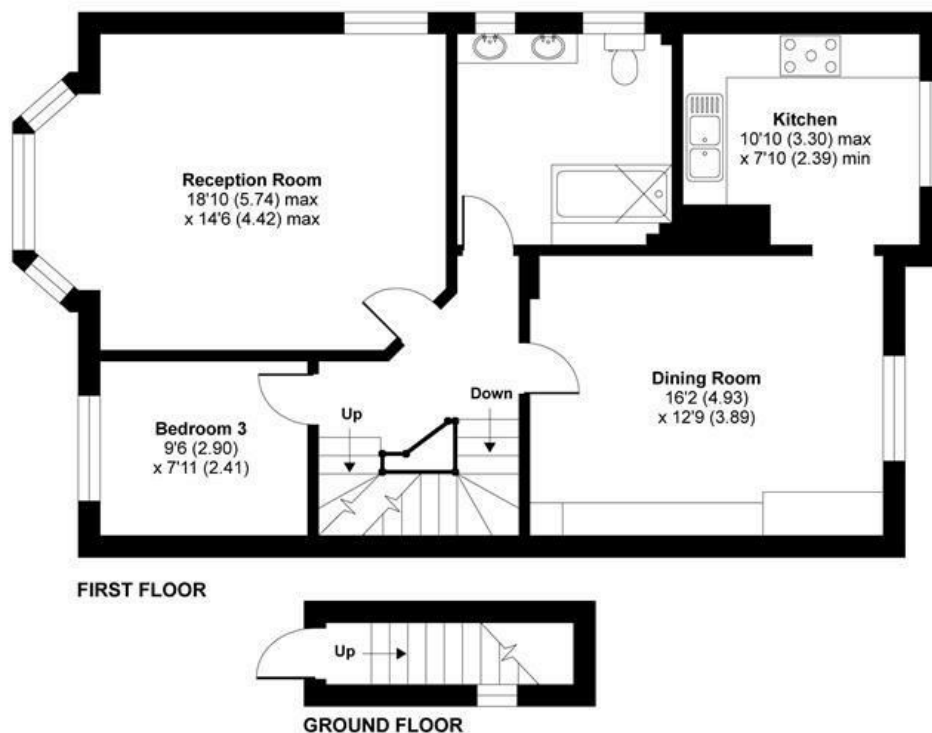
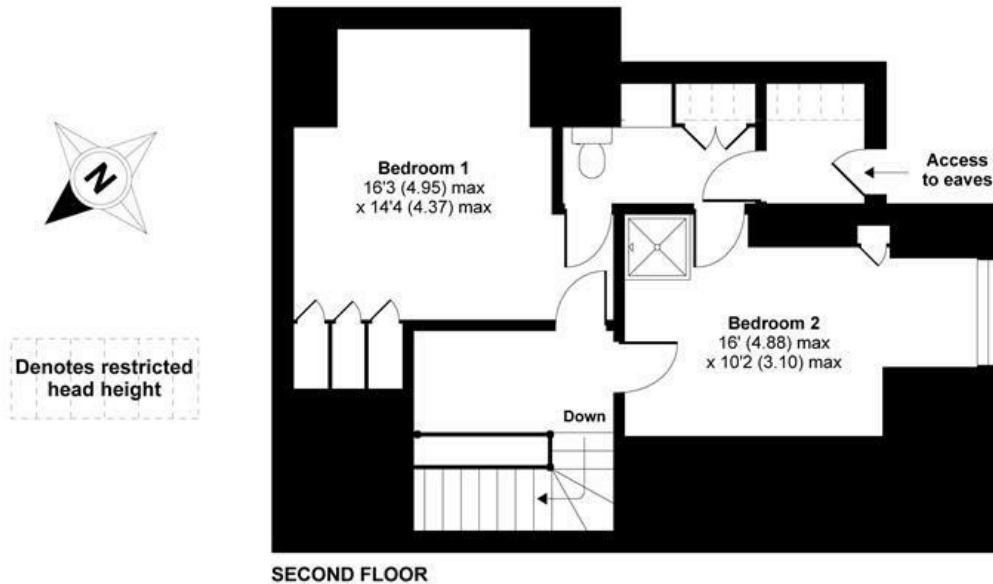


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**

# Sheen Gate Gardens, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1372 SQ FT 127.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for James Anderson REF : 184860

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(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 <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	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

