



JAMES
ANDERSON



FOR SALE






£650,000

Sheen Gate Gardens, London, SW14

» GARDEN FLAT WITH POTENTIAL TO EXTEND «

A spacious ground floor garden flat situated in one of the most desirable roads on East Sheen Parkside. The property is presented in good decorative order throughout and boasts a modern fully fitted kitchen and a luxury tiled bathroom as well as two good size bedrooms and a large living room with a beautiful working fireplace and doors overlooking the rear garden. The garden faces south and is a particularly good size arranged with lawn, patio and flowerbeds. In addition the property also offers a garage to the side, off street parking and its own front garden. Sheen Gate Gardens is conveniently situated on the popular Parkside area of East Sheen and is close to Sheen Mount Primary School. It is ideal for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.

-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Modern Fitted Kitchen
-  Large Private Rear Garden

-  Mortlake Station
-  Outstanding Local Schools
-  Share Of Freehold
-  Garage & Off Street Parking
-  Potential To Extend (STPP)



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

020 8876 6611



Ground Floor

Sheen Gate Gardens

Approximate Gross Internal Area = 849 sq ft / 78.9 sq m
(Including Garage / Utility)

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	53	72
England & Wales	EU Directive 2002/91/EC	

