



**JAMES
ANDERSON**



FOR SALE

£1,695,000

East Sheen Avenue, London, SW14

A great opportunity to acquire this superbly proportioned five bedroom, semi-detached family home offering great potential to improve and enlarge subject to the usual consents. The property offers over 2,200 sqft of accommodation arranged over three floors and features a wonderful 84ft rear garden. The property is situated in this popular tree-lined avenue on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is within 100 metres. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools.

-  Five Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Eat In Kitchen / Breakfast Room
-  EPC Rating D
-  Close To Mortlake Station
-  Excellent Local Primary Schools
-  Premier Tree Lined Avenue
-  Potential To Extend Further (STC)
-  In Excess of 2,200 Sqft



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

020 8876 6611



East Sheen Avenue

Approximate Gross Internal Area = 1983 sq ft / 184.2 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 281 sq ft / 26.1 sq m
Total = 2264 sq ft / 210.3 sq m

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		
	58	80
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

