



JAMES  
ANDERSON



## FOR SALE

**£795,000**

East Sheen Avenue, London, SW14

**\*\*DEVELOPMENT OPPORTUNITY\*\***

A rarely available Edwardian Garden flat with planning permission to extend. This spacious property is in a highly desirable avenue on the park side of East Sheen and has accommodation arranged as one bedroom with en-suite shower room, a separate reception room with feature fireplace, eat in kitchen / dining room, and direct access out to an 84ft private garden. There is planning permission (Application Reference 20/2291/FUL) for the erection of a single-story extension at the rear to create a two-bedroom, two-bathroom garden flat. This is truly a unique opportunity to create a one-off family home in one of East Sheens premier locations. The property is offered for sale with no onward chain and viewing is highly recommended.



One Bedroom



One Bathroom



One Reception Room



Eat In Kitchen / Dining



EPC Rating D



Mortlake Station



Close To Outstanding Local Schools



Parkside East Sheen



Private 84ft Garden



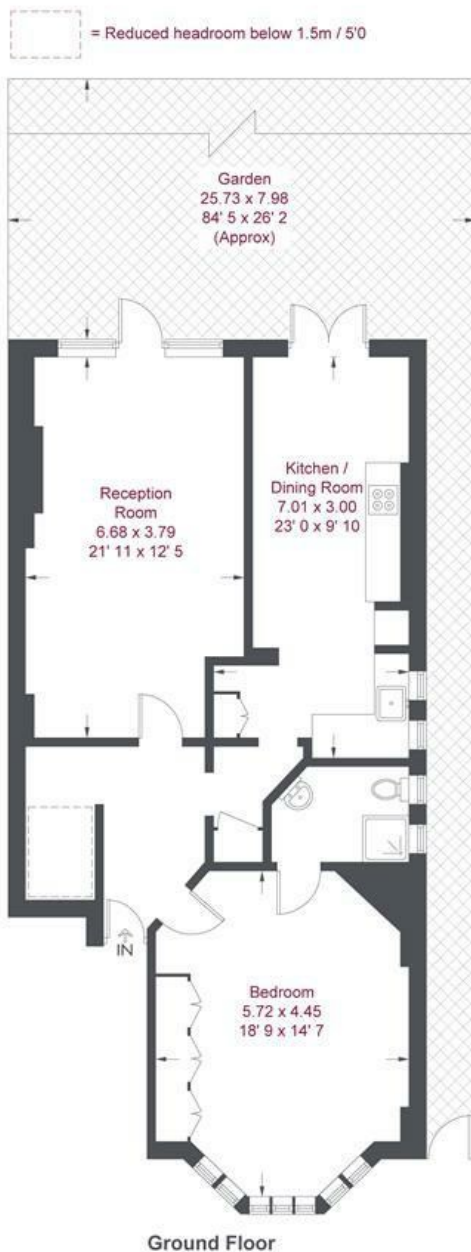
Planning Permission To Extend



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

**020 8876 6611**





Ground Floor

## East Sheen Avenue

Approximate Gross Internal Area = 907 sq ft / 84.2 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m

Total = 926 sq ft / 86 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

