



JAMES
ANDERSON



FOR SALE

£1,750,000


Burdenshott Avenue, TW10

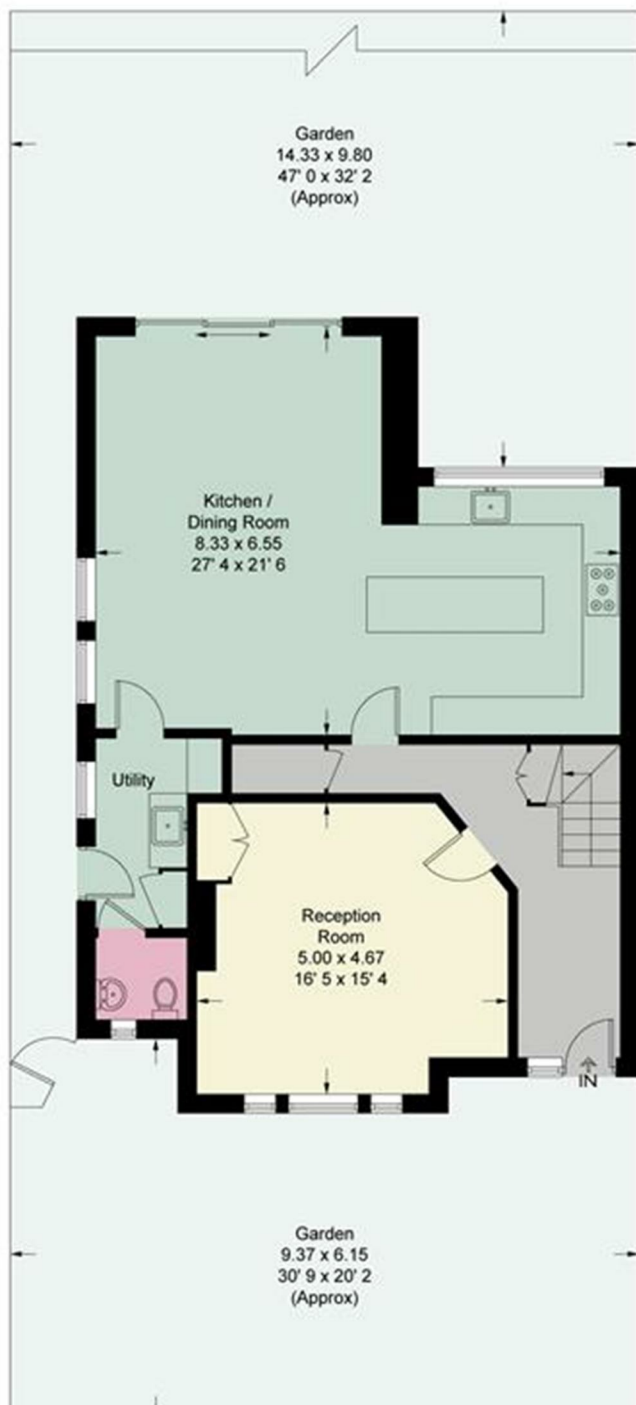
An immaculate semi-detached family home situated on Burdenshott Avenue, a sought-after residential road on the borders of Richmond and East Sheen. This wonderful property offers excellent entertaining space on the ground floor whilst the upstairs has been beautifully designed to offer five bedrooms and three bathrooms. There is a wonderful west-facing private garden and off-street parking for multiple cars. Burdenshott Avenue is situated on the East Sheen/Richmond border, approximately 900 metres from the main Sheen shopping centre. Bus routes are immediately to hand on the Upper Richmond Road West, whilst Mortlake Railway station is approximately 1 km away. There are many excellent schools in the general vicinity including St. Paul's, Tower House and Ibstock Place and numerous first rate State Primary Schools. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, a host of golf courses as well as the vast open spaces of Richmond Park.



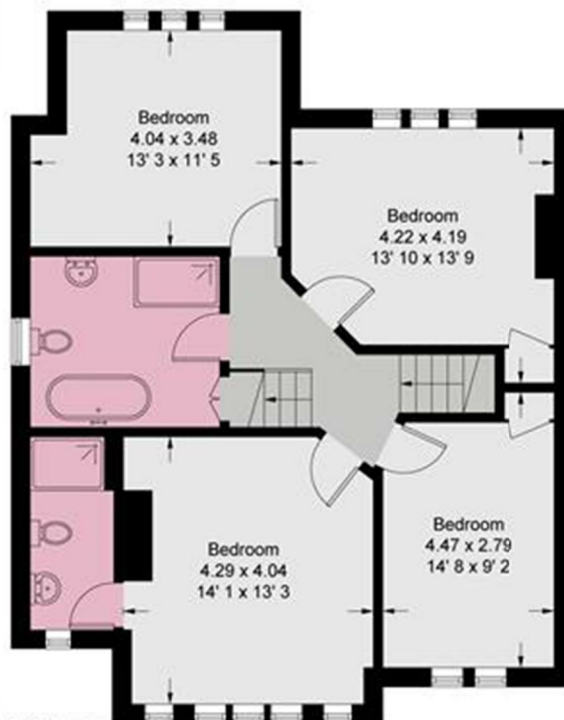
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

 = Reduced headroom below 1.5m / 5'0"




Second Floor
 613 sq ft / 57 sq m
 (Including Reduced Headroom / Eaves)



First Floor
 857 sq ft / 79.6 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 