FOR SALE

£385,000

Sheen Lane, London, SW14

A bright and spacious two-bedroom first floor apartment with fantastic views over Mortlake green. The property is situated within a handsome period building and is in excellent decorative order throughout. The accommodation is arranged to provide separate entrance hallway, modern kitchen with appliances, one bathroom, two bedrooms and a west facing reception room that is flooded with natural light and boasts views toward Mortlake Green. There is also solid wood flooring through most of the rooms, a long lease and no onward chain. Sheen Lane is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops. restaurants, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

- Two Double Bedrooms
- One Family Bathroom
- 22ft Reception Room
- Fully Equipped Kitchen
- EPC Rating C

- Close To Mortlake Station
- Thomson House Primary School (OFSTED OUTSTANDING)
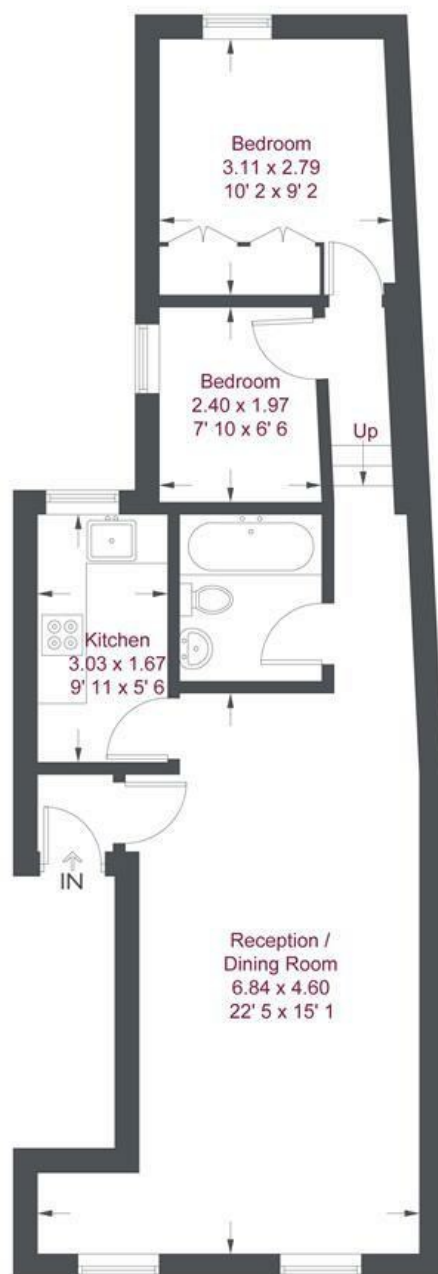- Great Views Over Mortlake Green
- No Onward Chain
- First Floor Apartment

N

Bedroom
3.11 x 2.79
10' 2 x 9' 2

Bedroom
2.40 x 1.97
7' 10 x 6' 6

Up

Kitchen
3.03 x 1.67
9' 11 x 5' 6

IN

Reception /
Dining Room
6.84 x 4.60
22' 5 x 15' 1

First Floor

Sheen Lane
Approximate Gross Internal Area = 589 sq ft / 54.7 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		82
(69-80) C	77	
(55-68) D		
(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$_2$) 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		

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