



JAMES  
ANDERSON



## FOR SALE

**£1,250,000**

Graemesdyke Avenue, London, SW14

\*4 BEDROOMS - SEMI-DETACHED - WEST FACING GARDEN - POTENTIAL TO EXTEND - NO ONWARD CHAIN\*

This bright and modern house provides ideal accommodation for both entertaining and family living. The ground floor offers a cosy reception room with wooden floors, entrance hallway with under stairs storage, and a stunning modern kitchen/dining room that opens directly onto a 40ft (approx) WEST FACING rear garden. The first floor offers two double bedrooms and a single bedroom, along with a modern family bathroom. The large principal bedroom can be found on the top floor of the property and features an en-suite shower room, juliet balcony and eaves storage. Graemesdyke Avenue is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. Mortlake Station which provides direct services to London Waterloo, the River Thames and Richmond Park are all within walking distance.

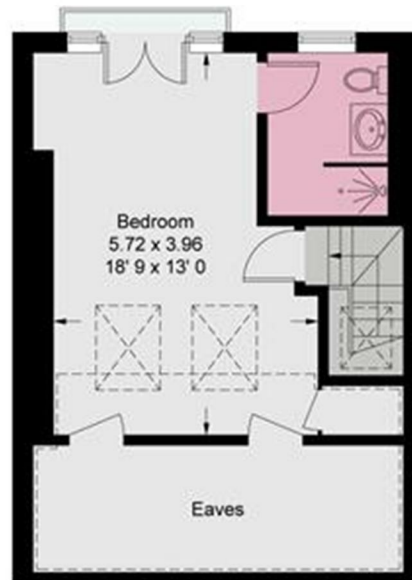
Council tax band G



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

020 8876 6611

= Reduced headroom below 1.5m / 5'0



**Second Floor**  
451 sq ft / 41.9 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
463 sq ft / 43 sq m

#### 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 2002/91/EC	

73

40

#### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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