



JAMES  
ANDERSON



## FOR SALE

£1,250,000

Holmesdale Avenue, East Sheen, SW14

A spacious and extremely well presented semi detached "Arts and Crafts" style family home arranged over three floors. The ground floor comprises a beautiful formal living room, a stunning kitchen/family room with bi-fold doors leading out to the garden, a separate utility room and downstairs cloakroom.

The first floor provides two double bedrooms with ample built in storage, a further single bedroom and two bathrooms (one en-suite) that are both equipped with underfloor heating. The second floor offers an open plan suite with bedroom and luxury bathroom again with underfloor heating. Outside there is a west facing rear garden with gated side access. The property 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 is within walking distance.



Four Bedrooms



Three Bathrooms



Large Living Room



Stunning Kitchen/Family Room



Freehold | EPC E | Council Tax F



Close to Mortlake Station



Excellent Local Schools



Pretty Conservation Area



West Facing Rear Garden



Well Presented Throughout



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

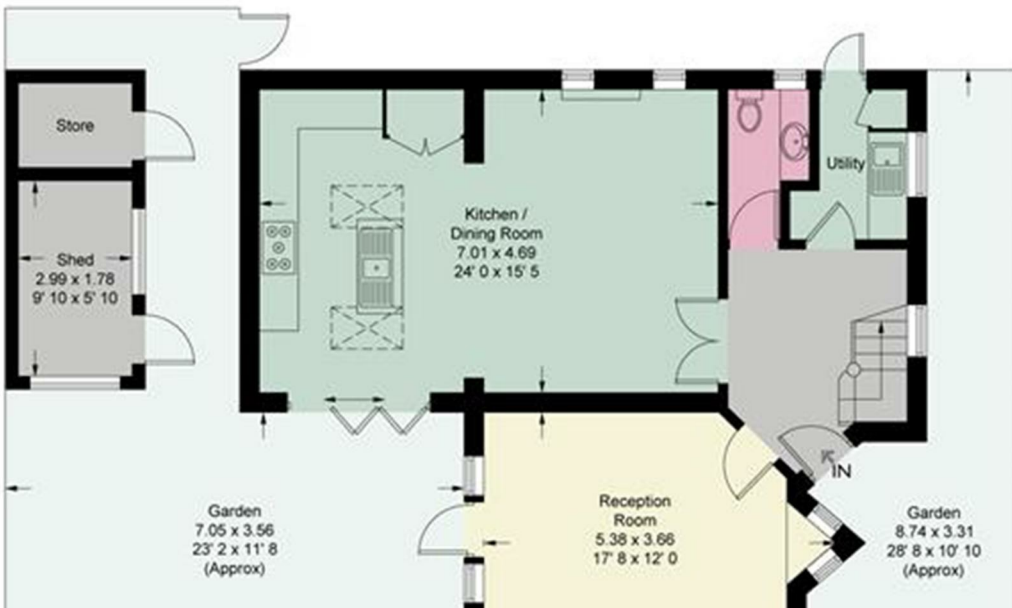
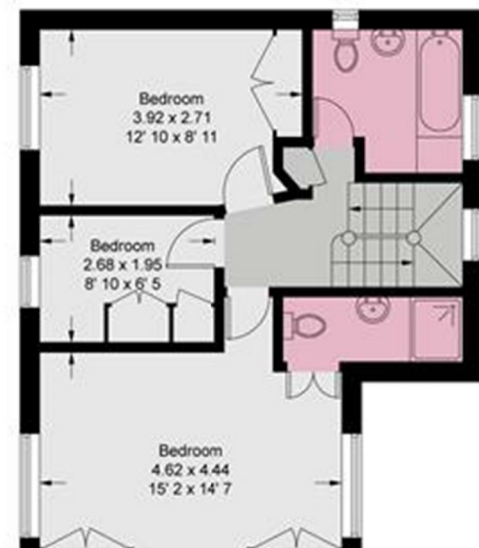
020 8876 6611








**Second Floor**  
372 sq ft / 34.6 sq m  
(Including Reduced Headroom / Eaves)

= Reduced headroom below 1.5m / 5'0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	 <b>49</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 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>68</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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 2002/91/EC 