



JAMES  
ANDERSON



## FOR SALE

**£425,000**

Palewell Park, East Sheen, SW14

# SOLD OFFLINE - Similar properties urgently required #

A well presented top (second) floor apartment in a beautiful period building located Parkside East Sheen. This spacious one bedroom property is offered to the market in fantastic condition throughout and comprises of a kitchen/dining room, reception room, bathroom and double bedroom with fitted wardrobes. The property benefits from a share of the freehold and eaves storage.

Palewell Park is a desirable road located moments from East Sheen high street with its numerous shops and restaurants. The gates to Richmond Park are just a short walk away as is Mortlake station.



One Bedroom



Modern Bathroom



Bright Reception Room



Kitchen/Dining Room



Share Of Freehold | EPC D | Council Tax D



Close To Mortlake Station



Excellent Local Schools



Parkside Location



Period Building




Top Floor Flat



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

020 8876 6611



 = Reduced headroom below 1.5m / 5'0"




**First Floor**  
31 sq ft / 2.9 sq m

**Second Floor**  
674 sq ft / 62.6 sq m  
(Including Reduced Headroom / Eaves)

## Palewell Park

Approximate Gross Internal Area = 616 sq ft / 57.2 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 89 sq ft / 8.3 sq m  
Total = 705 sq ft / 65.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
England & Wales		
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	49	80
England & Wales		
	EU Directive 2002/91/EC 