



**JAMES  
ANDERSON**



**FOR SALE**

**£1,200,000**

Holmesdale Avenue, London, SW14

A spacious and extremely well presented semi-detached "Arts and Crafts" style family home arranged over two floors. The ground floor comprises a wonderful open plan reception and dining area with a feature fireplace and French doors to the garden, a separate eat in kitchen with utility and downstairs w/c and a study. The first floor provides two double bedrooms with ample built in storage, and two single bedrooms all served by large family bathroom with underfloor heating and separate walk-in shower. There is also access to a large loft area that offers potential to extend and create additional bedrooms. Outside there is a west facing rear garden with useful shed for storage. 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
-  One Bathroom
-  Open Plan Reception Room
-  Kitchen / Breakfast Room
-  Freehold | EPC D | Council Tax F
-  Mortlake Station (Zone 3)
-  Sheen Mount Primary School
-  Cul-De-Sac Location
-  West Facing Garden
-  Potential To Extend (STPP)



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

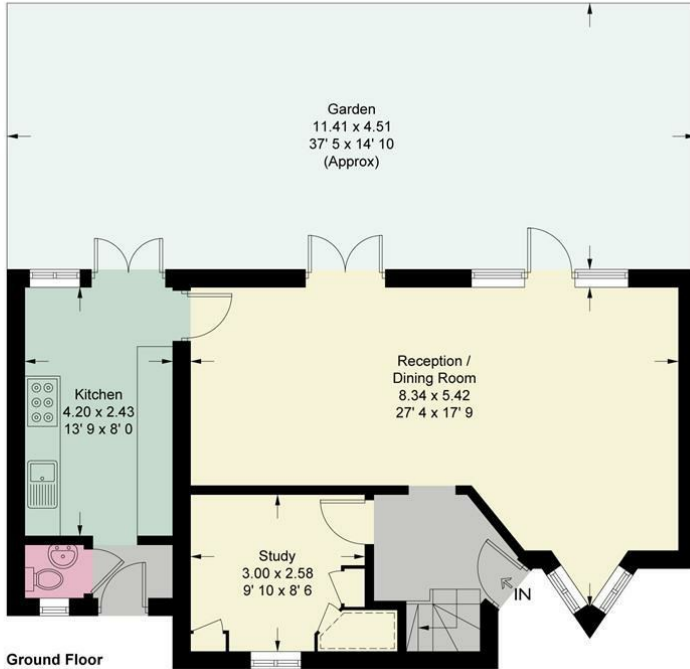
020 8876 6611

# Holmesdale Avenue

Approximate Gross Internal Area = 1139 sq ft / 105.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 1146 sq ft / 106.5 sq m



= Reduced headroom below 1.5m / 5'0



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) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</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>			
(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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