



JAMES
ANDERSON



FOR SALE

Sheen Lane, London, SW14

£425,000

A stunning and contemporary one bedroom top floor apartment located in the heart of East Sheen. This immaculate property has been beautifully refurbished throughout with accommodation arranged to provide one double bedroom, a luxury bathroom, an open plan kitchen/living area with fully integrated appliances, a separate home office space and access to a large roof terrace that is shared with only one other flat. Further benefits include access to a separate cycle store, a long lease and a two year building guarantee. The property is ideally located for Mortlake station providing direct links to London and for public transport to Hammersmith, Putney and Richmond whilst the extensive recreational amenities of Richmond Park and Palewell Common are moments away.

Tenure: Leasehold
Lease remaining: 117 years
Ground rent: £100 per year
Service charge: £0



One Bedroom Top Floor Apartment



New Bathroom



Open Plan Living



Modern Fully Integrated Kitchen



Leasehold | EPC C | Council Tax C



Moments From Mortlake Station



Excellent Location



Close To Shops & Cafes



Roof Terrace

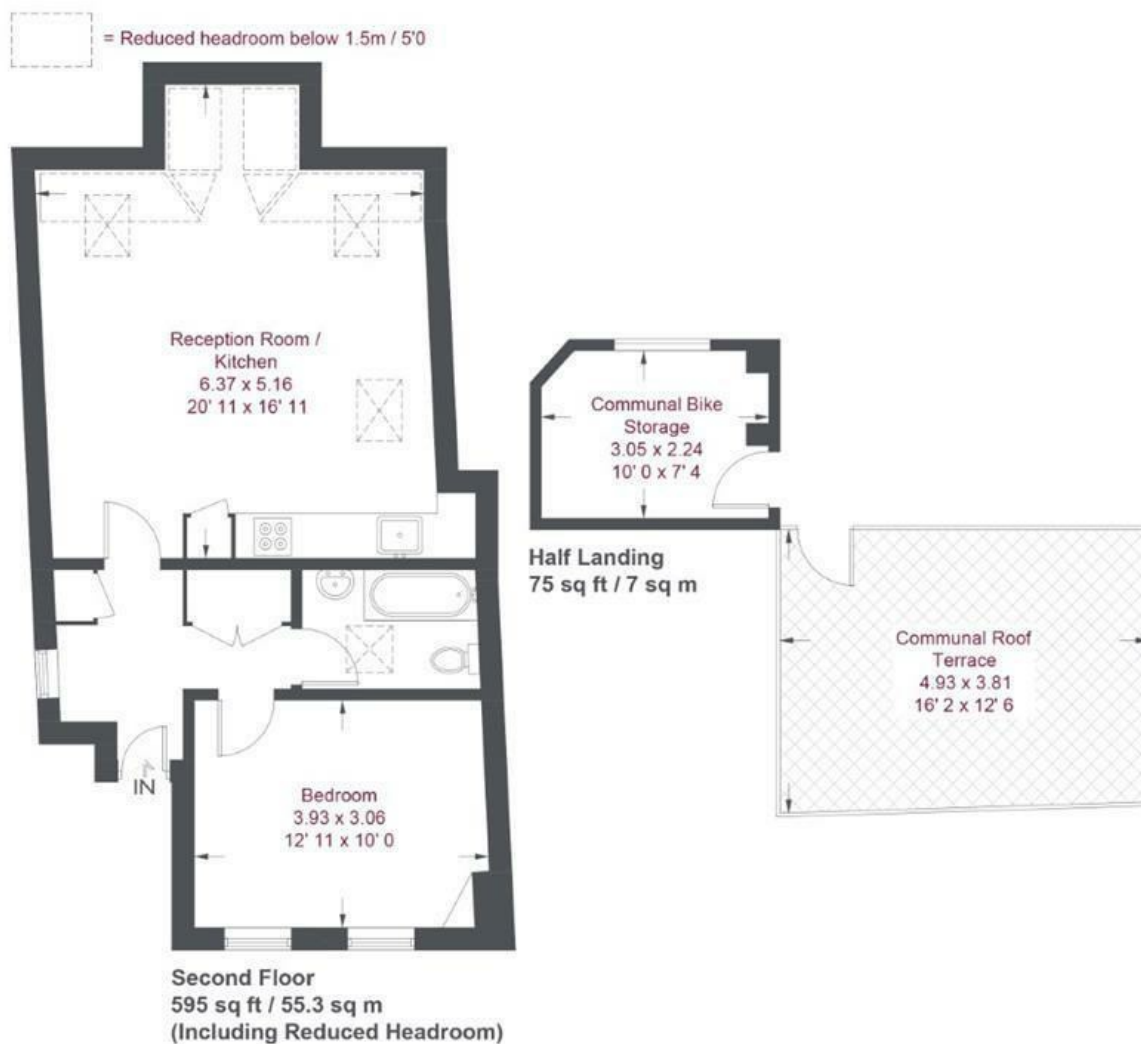


Secure Cycle Storage



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Sheen Lane

Approximate Gross Internal Area = 547 sq ft / 50.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 48 sq ft / 4.5 sq m

Half Landing = 75 sq ft / 7 sq m

Total = 670 sq ft / 62.3 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

