



**JAMES
ANDERSON**



FOR SALE

£625,000

Coval Road, East Sheen, SW14

A ground floor, two double bedroom maisonette with a private west-facing garden. This lovely apartment is situated on the Park Side of East Sheen near to Sheen Mount primary school. The property is accessed via your own front door and has accommodation arranged to provide, entrance hall, an open plan reception / kitchen space, one family bathroom and two double bedrooms both with fitted wardrobes. Outside there is a large private west facing garden with useful side access. The property has recently undergone a minor refurbishment to include new double glazing, redecoration, and new flooring throughout and will be sold with no onward chain. Coval Road is a pretty Parkside location near where Sheen Mount school, The Victoria Gastropub and Sheen Common may be found, and Upper Richmond Road with its array of shops, restaurants, transport links and other amenities.

Tenure: Share of freehold

Ground rent: £0

Service charge: £608 per year (approx)



Two Bedrooms



One Bathroom



Open Plan Reception Room



Kitchen With Appliances



Share of Freehold | EPC D | Council Tax D



Mortlake Station (ZONE 3)



Sheen Mount Primary School Catchment



Parkside Location



No Chain



Private West Facing Garden



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

020 8876 6611

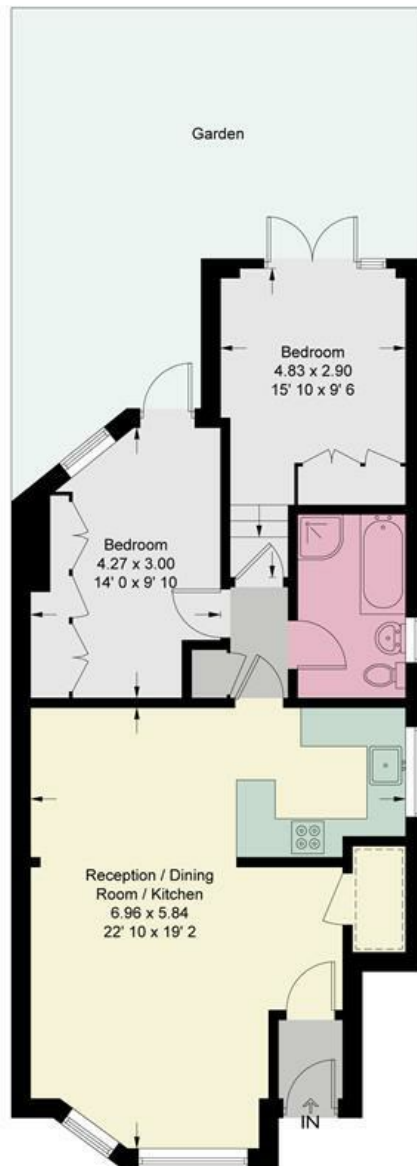
Coval Road

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Total = 742 sq ft / 68.9 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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		
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