



JAMES  
ANDERSON

Gilpin Avenue  
East Sheen SW14





**JAMES  
ANDERSON**

## Gilpin Avenue East Sheen SW14

An incredible family home situated in the sought after Gilpin Avenue, on the Parkside of East Sheen just moments away from Palewell Common. This property has been thoughtfully refurbished to an exceptional standard offering a large open plan kitchen/diner with SMEG Aga, wine fridge and central island. Bi-folding doors open out onto the easy to maintain private garden with home office/gym and sauna. Also on the ground floor is a formal sitting room with log burner, utility room and w/c. Upstairs you will find three good sized bedrooms and a stunning bathroom. The principal suite on the top floor has been designed to create a walk-in wardrobe and beautiful bathroom suite with freestanding bath. Mortlake station is just over half a mile away which provides a frequent services to Clapham Junction and London Waterloo. There are excellent schools in the area including Richmond Park Academy, Istock Place School and many first-rate State Primary Schools including East Sheen Primary.

-  Four Double Bedrooms
-  Two Stunning Bathrooms
-  Two Reception Rooms
-  Kitchen with Island
-  EPC D | Council Tax G | Deposit £8307.69
-  Mortlake Station Nearby
-  East Sheen Primary School Catchment
-  Popular Residential Road
-  Sauna and Gym | Electric Charging Point
-  Short Let Available | Holding Deposit £1384.61

















# Gilpin Avenue

Approximate Gross Internal Area = 1946 sq ft / 180.8 sq m



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.





**JAMES  
ANDERSON**

363 Upper Richmond Road West  
East Sheen  
SW14 7NX

0208 876 6611  
eastsheen2@jamesanderson.co.uk  
www.jamesanderson.co.uk



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

#### 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

