



**JAMES  
ANDERSON**



# FOR SALE

**£300,000**

Sheen Lane, London, SW14

A fabulous one-bedroom flat located in a central position in Sheen. This bright and airy top floor (second floor) apartment has one large double bedroom, a modern ensuite bathroom and a separate kitchen with generous work top space and a sizeable living room with picturesque roof top views across East Sheen. The property will be sold with no onward chain and Sheen Lane is ideally located for Mortlake Station providing direct access to Central London as well as the extensive shopping and leisure amenities the area has to offer. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

Leasehold: 89 years remaining  
Ground rent: £100 per year  
Service charge: £200 per year

-  One Bedroom
-  Moments From Mortlake Station
-  One Bathroom
-  Top Floor Apartment
-  One Reception Room
-  Central Location Close To Shops
-  Kitchen With Appliances
-  No Onward Chain
-  Leasehold | EPC D | Council Tax B
-  Ideal Buy To Let or First Time Buy

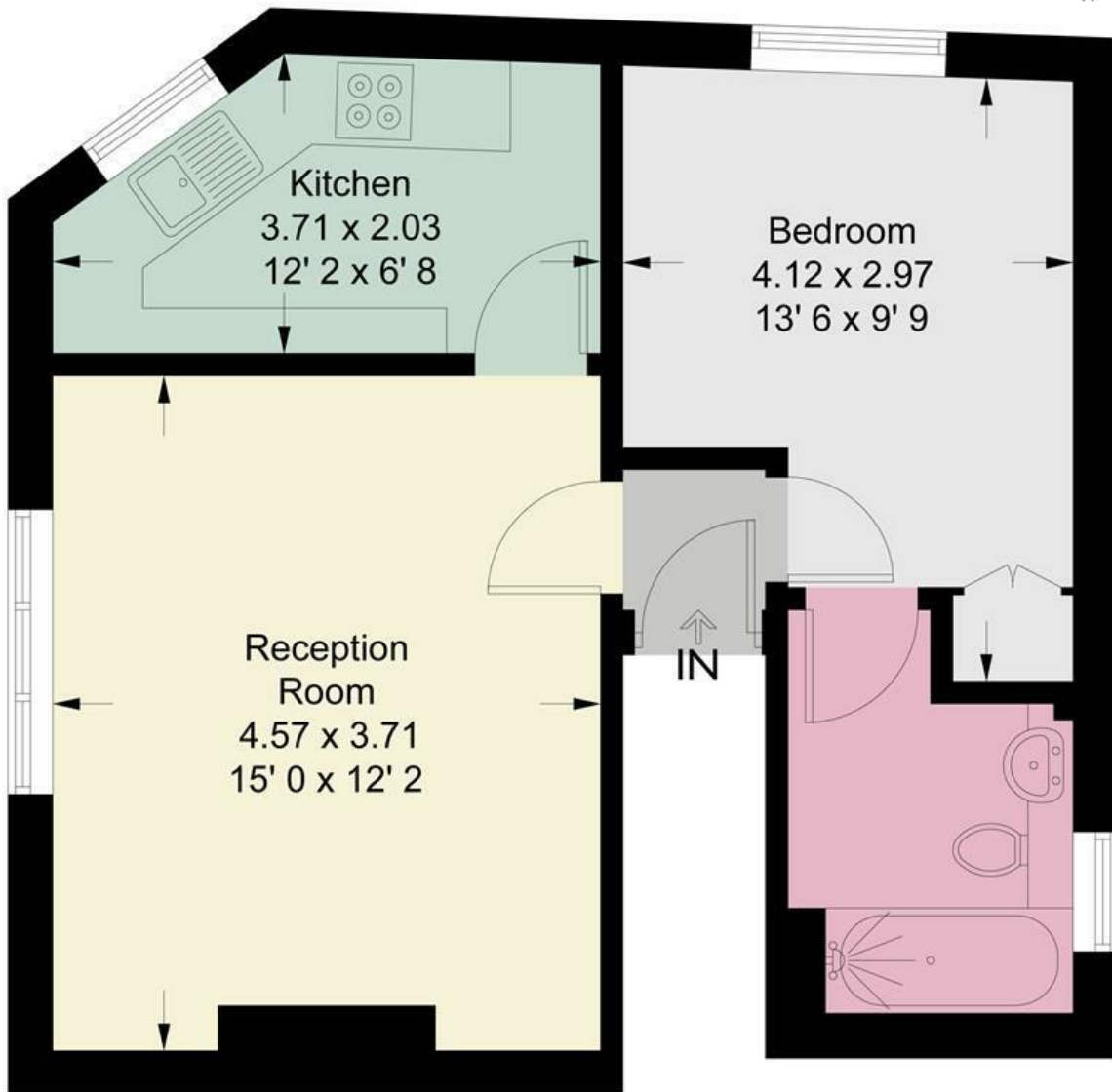


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020 8876 6611

# Sheen Lane

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m



## Second 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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