



**JAMES
ANDERSON**



FOR SALE

Colston Road, London, SW14

SOUTH FACING GARDEN - GARAGE - IN EXCESS OF 860sqft - NO CHAIN

£475,000











Offers In Excess Of

A fabulous one double bedroom, one bathroom split level apartment with the benefit of a garage and south facing patio garden situated in this conveniently located contemporary development a minutes walk from the centre of East Sheen. Built to an exceptionally high specification the apartment features wood flooring throughout the living space, electric powered Nibe boiler, contemporary bathroom and a high quality fully fitted kitchen/breakfast room.

Service charge:- £689.56 per quarter

Ground rent:- £581.66 per annum

Lease:- 114 years

-  One Double Bedroom
-  One Bathroom
-  South Facing Reception Room
-  Modern Kitchen With Space For Dining
-  Leasehold/EPC C/Council Tax E
-  Mortlake Train Station (ZONE 3)
-  Close To Excellent Primary Schools
-  New Private Residential Development
-  Private Garage
-  Private South Facing Garden/Patio



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

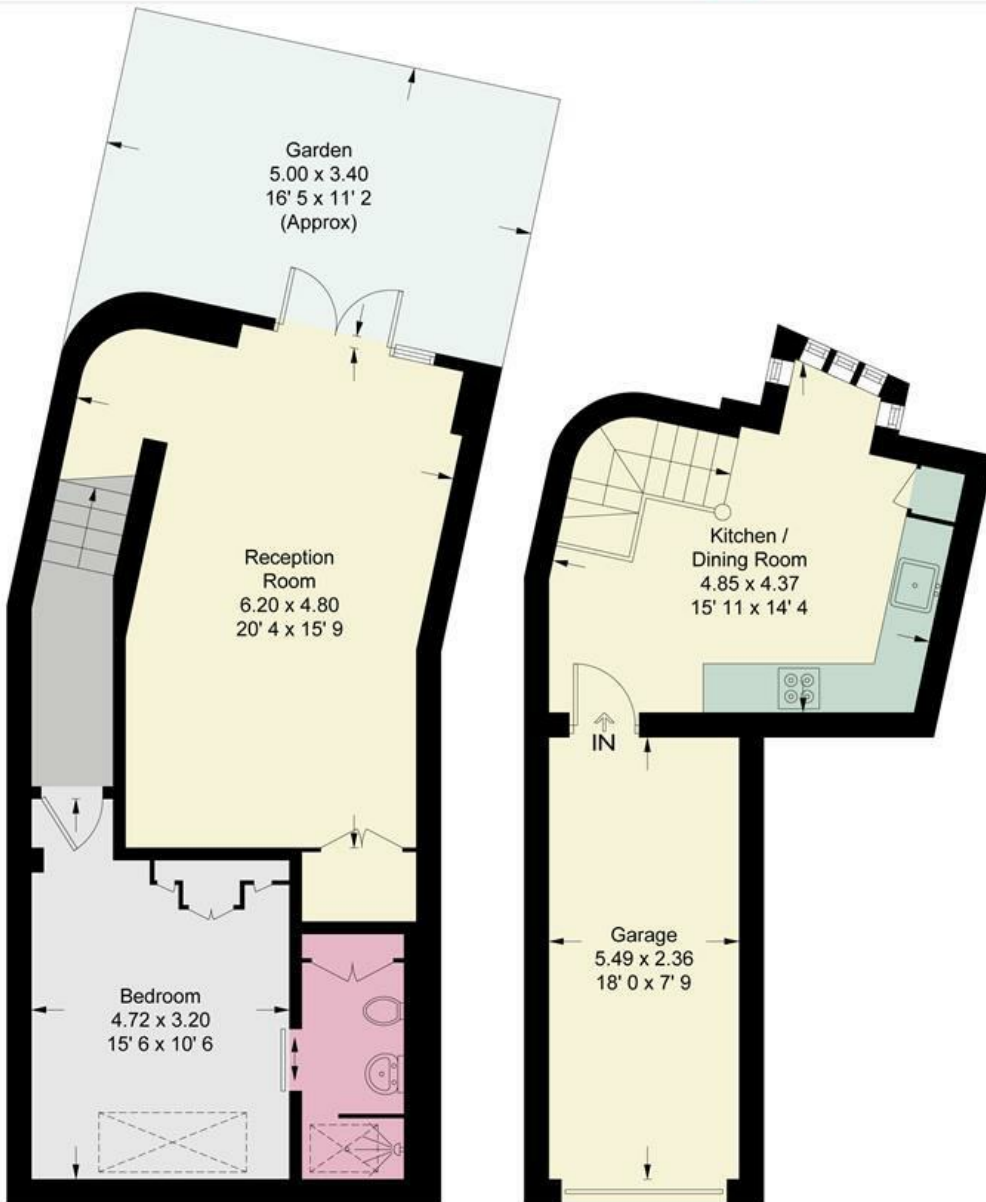
020 8876 6611

Colston Road

Approximate Gross Internal Area = 722 sq ft / 67.1 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 861 sq ft / 80 sq m



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Lower Ground Floor
536 sq ft / 49.8 sq m

Ground Floor
186 sq ft / 17.3 sq m
(Excluding Garage)

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			
England & Wales	EU Directive 2002/91/EC	78	79

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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