



JAMES  
ANDERSON



## FOR SALE

**£350,000**

Sheen Lane, London, SW14

Asking Price

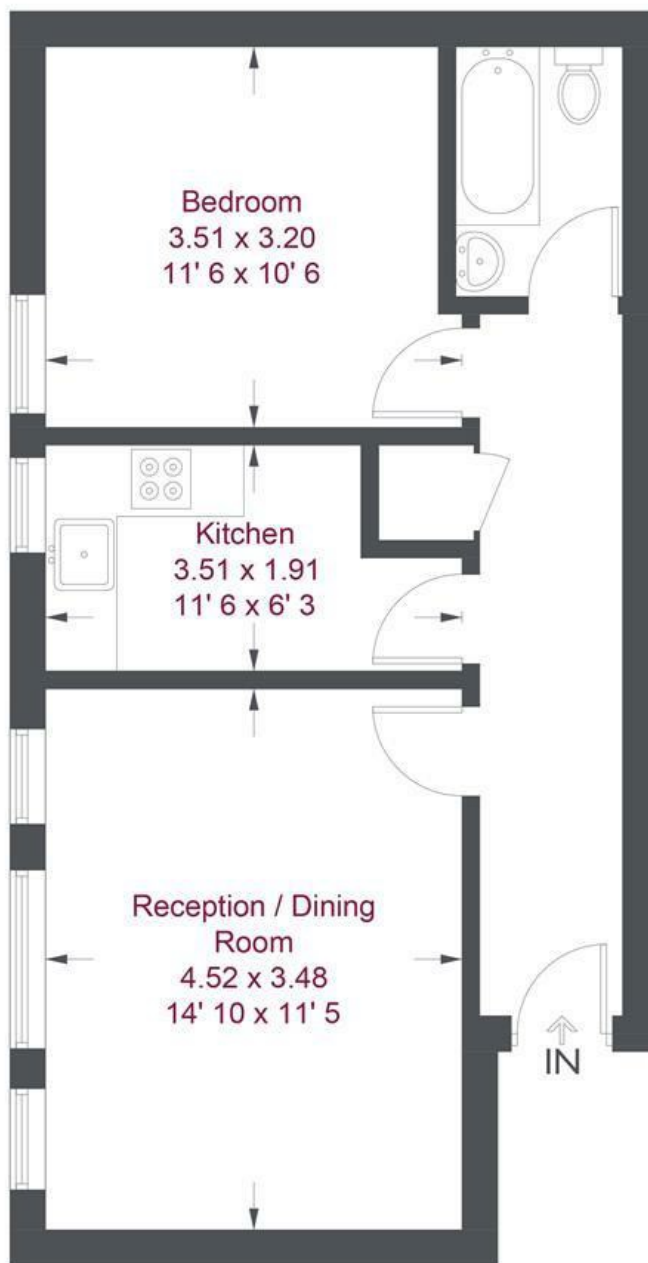
A top floor one bedroom apartment with allocated off street parking. This bright home benefits from a generous hallway, spacious and bright reception room, kitchen with appliances and new boiler, one double bedroom and modern bathroom. The property is conveniently located in central East Sheen within moments of Mortlake Train Station (25mins to Waterloo) and within minutes of shopping, supermarkets and restaurants, Mortlake Green, River Thames and Richmond Park. For the motorist the rental includes an allocated off street parking space and the M3/M4 motorways are easily accessible by road.

-  One Bedroom
-  One Bathroom
-  One Reception Room
-  Fully Equipped Kitchen
-  EPC Rating C
-  Moments From Mortlake Station
-  Top Floor Apartment
-  Central East Sheen Location
-  Allocated Off Street Parking
-  No Onward Chain



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

020 8876 6611



**Second Floor**

**Sheen Lane**

Approximate Gross Internal Area = 511 sq ft / 47.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>78</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		

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>		<b>74</b>	<b>82</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		

