



**JAMES  
ANDERSON**



**FOR SALE**

**£535,000**

**Sheen Lane, London, SW14**

TWO DOUBLE BEDROOMS - TWO BATHROOMS - ROOF TERRACE

A stunning and contemporary two bedroom, two bathroom, first floor period apartment located in the heart of East Sheen. This immaculate property offers bright and spacious accommodation to provide two double bedrooms, two modern bathrooms, an open plan kitchen / living area and access to a large shared communal roof terrace at the same level. There is also a secure shared cycle store. The property is ideally located for Mortlake station providing direct links to London and for public transport to Hammersmith, Putney and Richmond whilst the extensive recreational amenities of Richmond Park and Palewell Common are moments away.

Tenure: Leasehold

Service charge: £0

Ground rent: £100 per year (fixed)



Two Double Bedrooms



Two Bathrooms



Open Plan Living



Modern Fully Integrated Kitchen



Leasehold | EPC C | Council Tax C



Moments From Mortlake Station



Excellent Location



Close To Shops And Cafes



Large Communal Roof Terrace



Secure Cycle Storage

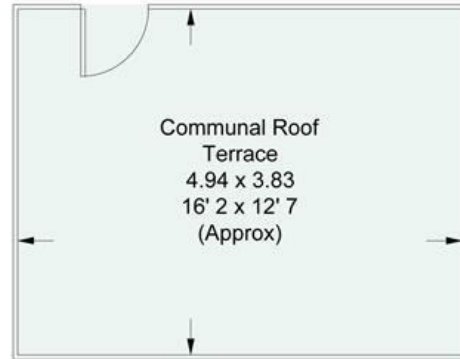


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

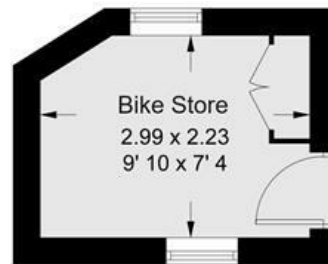
020 8876 6611



**First Floor**  
648 sq ft / 60.2 sq m



**First Floor**



**First Floor**  
72 sq ft / 6.7 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.



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>77</b>	<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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

