



**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

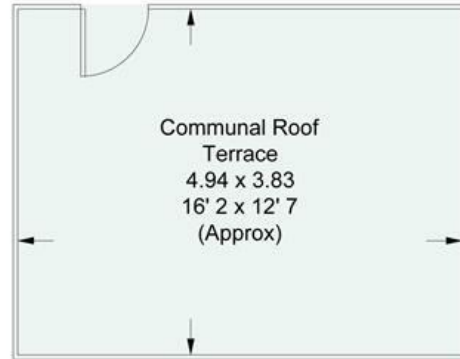


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

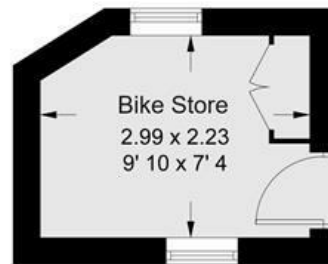
020 8876 6611



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) 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		
	77	81
England & Wales	EU Directive 2002/91/EC	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

