



**JAMES
ANDERSON**



FOR SALE

£1,395,000

Church Avenue, London, SW14

A stunning four/five bedroom Edwardian period family home situated in a central location in East Sheen. The house is presented in excellent condition with an equal balance of period character and modern design including original fireplaces, high ceilings, picture rails and cornicing. The property also features a fully integrated kitchen with induction hob, modern bathrooms with underfloor heating and towel rails, hive heating system, the addition of air conditioning throughout the property and recently installed new bedroom and main bathroom windows. The ground floor comprises: a wide and family friendly entrance hallway, large reception room, a cloakroom, a gorgeous natural light filled open plan kitchen/ living room with feature roof windows and bi-folding doors out to the patio and garden. The upper floors host four good sized bedrooms most of which have ample built-in storage, a further study/nursery and two modern bathrooms. Outside there is a large rear garden with useful rear access, additional storage and artificial grass which is a child friendly haven.

This lovely home provides the discerning buyer with fantastic long-term comfort knowing the house is in excellent condition throughout. The property is also ideally located for outstanding local schools including Thomson House and for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring towns.



Four / Five Bedrooms



Two Modern Bathrooms



Separate Reception Room



Extended Kitchen / Dining Room



Freehold | EPC D | Council Tax F



Short Walk To Mortlake Station



Thomson House Primary Catchment [OUTSTANDING]



Pretty Tree Lined Avenue



Excellent Condition Throughout



No Onward Chain



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

020 8876 6611

Church Avenue

Approximate Gross Internal Area = 1680 sq ft / 156.2 sq m

(Including Reduced Headroom / Eaves / Store)

Reduced Headroom / Eaves = 145 sq ft / 13.4 sq m

Store = 32 sq ft / 3 sq m

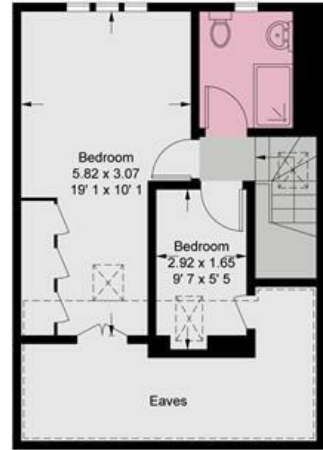


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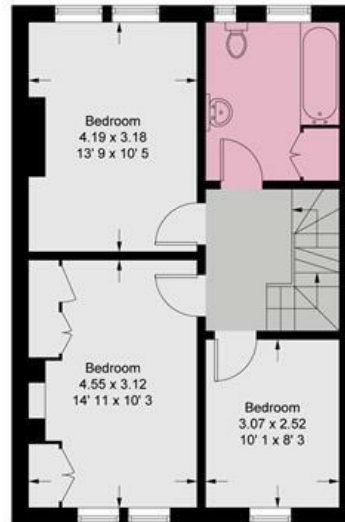
= Reduced headroom below 1.5m / 5'0"



Ground Floor
653 sq ft / 60.7 sq m



Second Floor
455 sq ft / 42.3 sq m
(Including Reduced Headroom / Eaves)



First Floor
540 sq ft / 50.2 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			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

