



**JAMES
ANDERSON**



FOR SALE

£400,000

Colston Road, London, SW14

A well-presented and spacious two-bedroom first floor apartment located in the heart of East Sheen. The property is presented in good decorative order throughout with accommodation arranged to provide two bedrooms, one modern bathroom, and a well equipped kitchen that is open to the south facing living area. Colston Road is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide passage to the larger surrounding areas of Hammersmith, Putney and Richmond. Richmond Deer Park is a short walk away. Internal viewing is highly recommended.

Lease remaining: 107 years remaining

Service charge: £0

Ground rent: £66 per year



Two Bedrooms



One Bathroom



Bright Open Plan Living Space



Fully Integrated Kitchen



Leasehold | EPC C | Council Tax D



Mortlake Train Station (24 minutes to Waterloo)



Close To Several Good Schools



Located In The Heart Of East Sheen



Presented In Excellent Condition Throughout

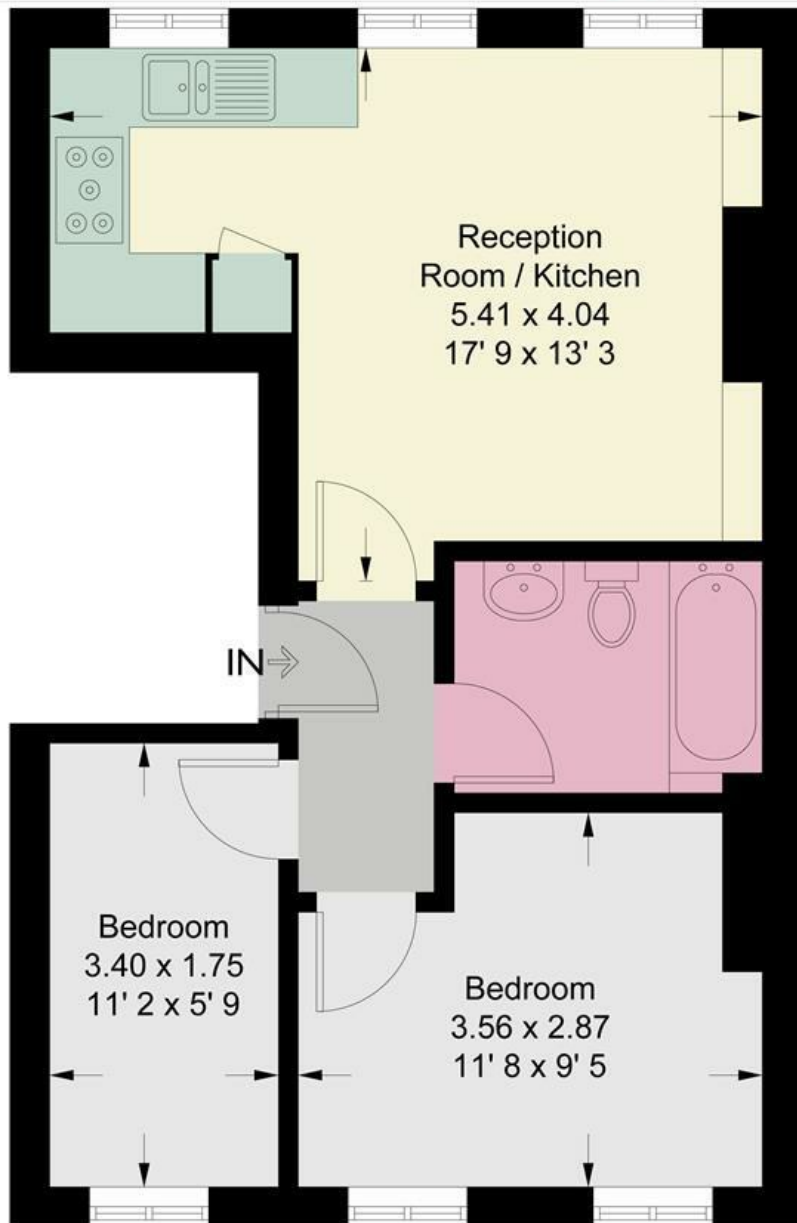


No Onward Chain



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

020 8876 6611



First Floor

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	

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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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

