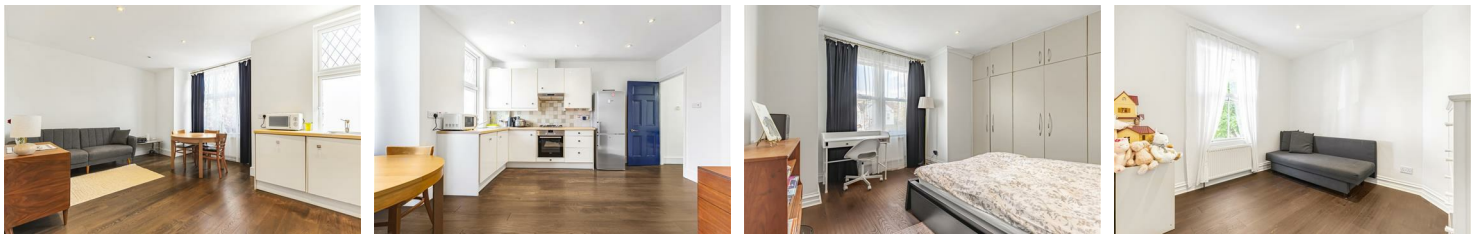




**JAMES  
ANDERSON**



**FOR SALE**

**£575,000**











**Church Avenue, East Sheen, SW14**

Situated on a quiet residential street in the heart of East Sheen is this wonderful top floor two double bedroom maisonette also boasts excellent potential to extend (subject to the usual consents). The property comprises; entrance hallway with staircase to a landing where to the front there is a spacious open plan living room/ kitchen with a wooden floor and space for a dining table. There is a principal double bedroom with fitted wardrobes, a further double bedroom and a contemporary family bathroom. In addition there an attractive front garden which also belongs to the property and a large loft with potential to extend and create additional bedrooms (subject to planning). Church Avenue is only a short walk 0.2 miles to Mortlake station with its direct route to London Waterloo, as well as the shops bars and restaurants of East Sheen being moments away. The outstanding primary Thompson House school is close by and Richmond Park and The River Thames.

Tenure: Share of freehold

Service charge: £0

Ground rent: £0

-  Two Double Bedrooms
-  One Modern Family Bathroom
-  Kitchen With Appliances
-  Open Plan Reception Room
-  Share Of Freehold | EPC | Council Tax Band D
-  Short Walk To Mortlake Train Station
-  Thomson House Primary School Catchment
-  Pretty Tree Lined Avenue
-  Loft Potential (Subject To Planning)
-  Private Access & Front Garden

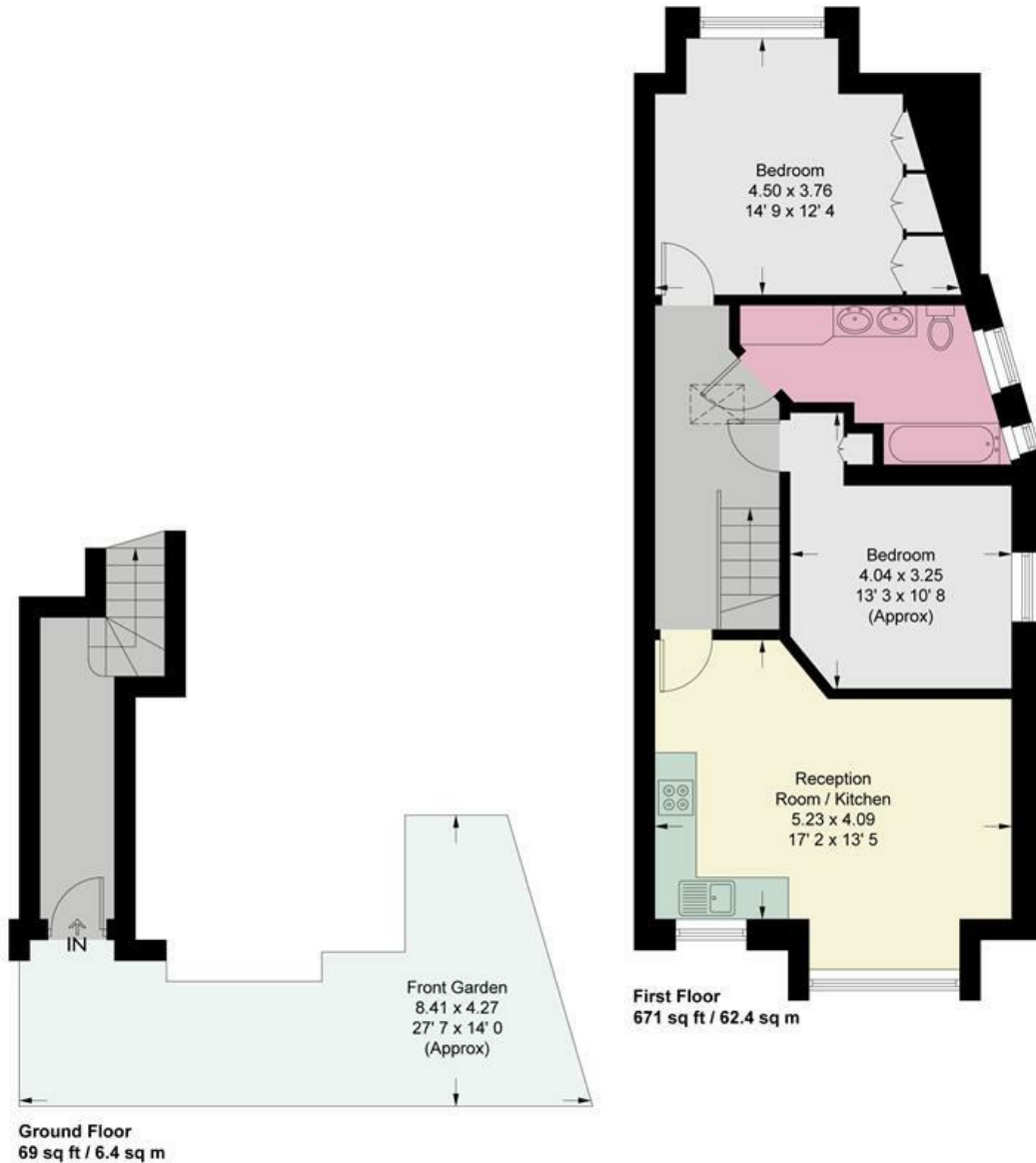


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Church Avenue

Approximate Gross Internal Area = 740 sq ft / 68.8 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

