



**JAMES
ANDERSON**



FOR SALE

£400,000

Chestnut Mews, London, SW14

A fantastic one bedroom apartment ideally situated close to the high street and offers spacious and bright accommodation with the added bonus of a private roof terrace. The property comprises of entrance hall, open plan reception kitchen, large bathroom and bedroom with built in storage. Perfect for a single person to a small family and comes with a new 125-year lease. This apartment is perfectly situated by the vibrant high street close to all of East Sheen's excellent local amenities and a short distance to Mortlake Station with direct access to Central London. A viewing is highly recommended.

Leasehold

Service charge: £750 pa

Ground rent: £250 pa

-  One Bedroom
-  Decked Outside Patio
-  One Bathroom
-  Central East Sheen Location
-  Open Plan Living Room/Kitchen
-  Mortlake Train Station
-  Leasehold Long Lease 125 Years | EPC C
-  Excellent Local Primary Schools Nearby
-  First Floor Apartment
-  No Onward Chain



Chestnut Mews

Approximate Gross Internal Area = 469 sq ft / 43.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 53 sq ft / 4.9 sq m
 Total = 522 sq ft / 48.5 sq m



= Reduced headroom below 1.5m / 5'0



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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