



**JAMES  
ANDERSON**



## FOR SALE

**£400,000**

### Sheen Lane, London, SW14

A bright and spacious two-bedroom top floor apartment with fantastic views over Mortlake green. The property is situated within a handsome period building and will benefit from updating throughout offering the prospective purchaser a fantastic opportunity to create a home of their own. The accommodation is arranged to provide kitchen, one bathroom, two bedrooms and a west facing reception room with exceptional ceiling height and views toward Mortlake Green. The property also has a long lease, access to excellent loft storage and will be sold with no onward chain. Sheen Lane is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops, restaurants, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

Service charge: £3,060 per annum

Ground rent: £50 per annum



Two Bedrooms



One Bathroom



West Facing Reception Room



Separate Kitchen



Leasehold | EPC C | Council Tax D



Moments From Mortlake Station (ZONE 3)



Close To Thomson House Primary School (OUTSTANDING)



Impressive Top Floor Flat



No Chain



In Excess of 580 Sqft



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

020 8876 6611

# Sheen Lane

Approximate Gross Internal Area = 552 sq ft / 51.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 29 sq ft / 2.7 sq m  
 Total = 581 sq ft / 54 sq m



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= Reduced headroom below 1.5m / 5'0"



**Second 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</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>		
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