



JAMES  
ANDERSON



**FOR SALE**

**£1,075,000**

Shrewsbury Avenue, London, SW14

A very attractive period house on a popular Parkside road in East Sheen. There is amazing potential to extend to the rear and in to the loft subject to planning consents and create a stunning four/five bedroom, two bathroom family home.

The current accommodation offers a separate reception with a feature fireplace, dining room, conservatory, galley kitchen on the ground floor and an open garden with a southerly aspect. On the first floor are three good sized bedrooms and one family bathroom.

Shrewsbury Avenue is within walking distance to the shops and restaurants of East Sheen, 0.5 miles to Mortlake Train station and is close to outstanding local schools and Richmond Park. The Plough Pub is around the corner and it is a short walk to the Ofsted rated outstanding Sheen Mount School, the Thames and all the bus routes in to Richmond and towards Putney.



Three Bedrooms



One Bathroom



Separate Reception Room



Kitchen & Separate Dining Room



Freehold | EPC | Council Tax Band F



Mortlake Train Station (ZONE 3)



Close To Several Good Schools



Parkside Location



South Facing Garden



Huge Potential To Extend (STPP)



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

020 8876 6611

# Shrewsbury Avenue

Approximate Gross Internal Area = 1174 sq ft / 109.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 12 sq ft / 1.1 sq m  
 Total = 1186 sq ft / 110.2 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			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

