



**JAMES  
ANDERSON**



## FOR SALE






**£400,000**

### Sheen Lane, East Sheen, SW14

A well presented period conversion apartment offering approximately 500 sq ft of stylish and contemporary and light accommodation. The property is ideally located for Mortlake Station which provides direct and regular services to and from London Waterloo 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 easily accessible whilst The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The apartment is accessed via a secure and gated communal courtyard and has accommodation arranged to provide to a modern fitted kitchen, a contemporary styled bathroom and a spacious reception room with door leading to an inner hall with doors to the two double bedrooms. Further benefits include being within 0.2 miles of the Upper Richmond Road West which provides regular public transport links to Barnes, Hammersmith, Putney and Richmond and within 0.7 miles of the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London. The property would suit a first time buyer, an investment buyer or make an excellent secure and safe pied-a-terre.

Tenure: Leasehold  
Service charge: £478 per year  
Ground rent: £150 per year

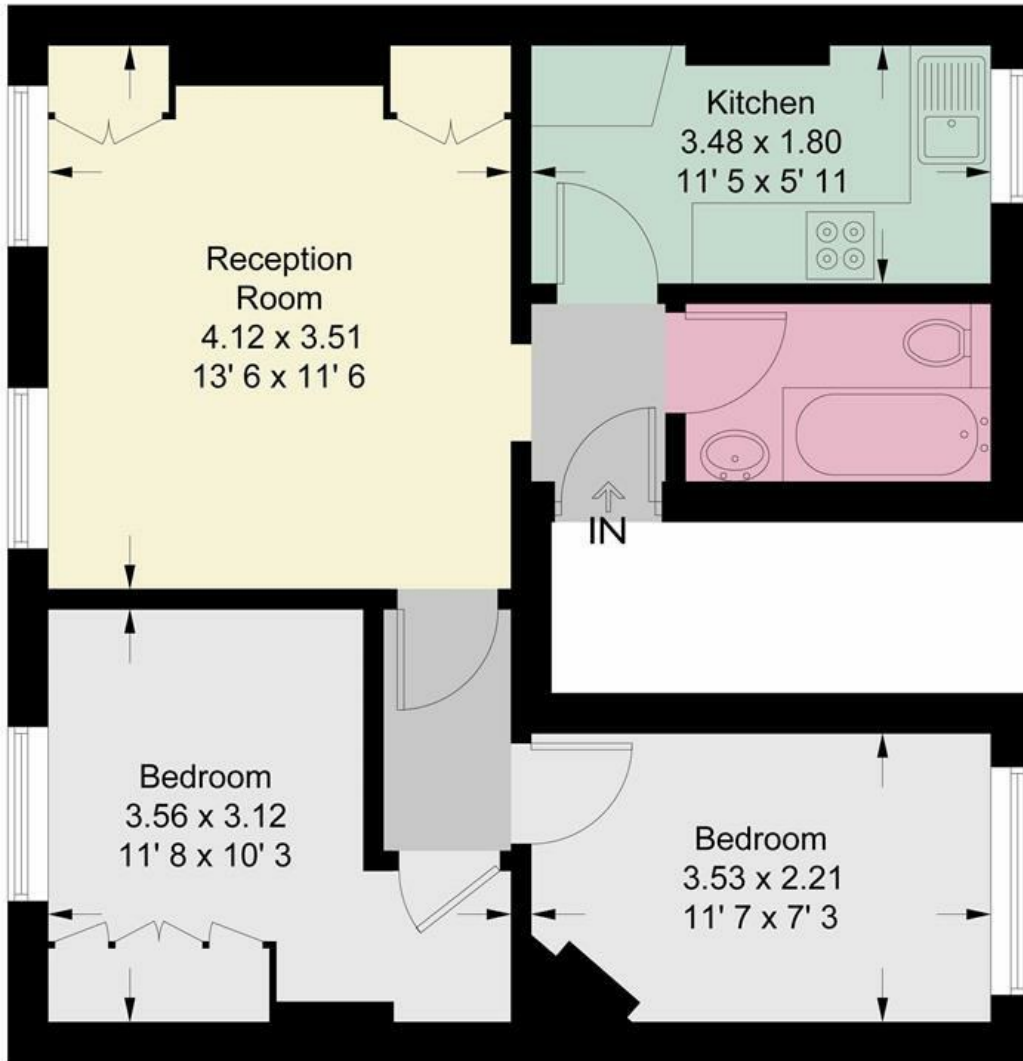
-  Two Bedrooms
-  One Bathroom
-  West Facing Reception Room
-  Separate Kitchen
-  Leasehold | EPC C | Council Tax C

-  Moments From Mortlake Train Station
-  Thomson House Primary School Catchment
-  Close To Shops & Central East Sheen
-  Period First Floor Flat
-  Close To 500 Sqft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

