



**JAMES  
ANDERSON**



# FOR SALE










**£425,000**

Sheen Lane, London, SW14

Offers In Excess Of

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 is in excellent decorative order throughout. The accommodation is arranged to provide separate entrance hallway, modern kitchen with appliances, one bathroom, two bedrooms and a west facing reception room that is flooded with natural light and boasts views toward Mortlake Green. There is also access to a large loft ideal for storage (not demised), solid wood flooring through most of the rooms, a long lease and 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.

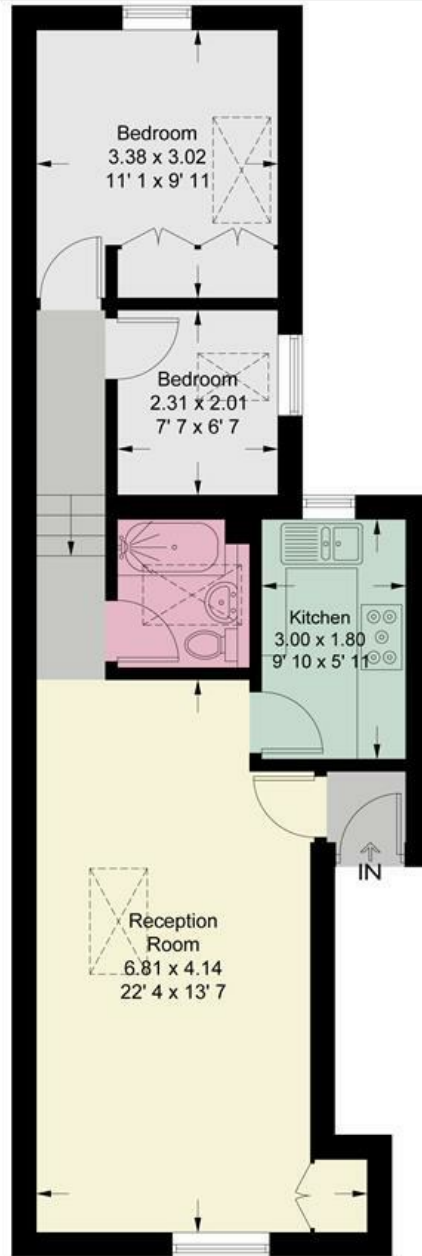
The leasehold is 957 years.  
Ground Rent £50 per annum  
Service charge £574.75 per quarter

-  Two Bedrooms
-  Mortlake Train Station (ZONE 3)
-  One Bathroom
-  Thomson House Primary School Catchment (OUTSTANDING)
-  22ft Reception Room
-  Private Residential Building
-  Fully Equipped Kitchen
-  No Onward Chain
-  Share of freehold | EPC C | Council Tax D
-  Stunning Views Over Mortlake Green



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

020 8876 6611



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
Very energy efficient - lower running costs			
(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 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>			
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