



JAMES
ANDERSON



FOR SALE

£550,000

Portman Avenue, East Sheen, SW14

FANTASTIC POTENTIAL TO EXTEND - LARGE PRIVATE GARDEN - NO ONWARD CHAIN

A period ground floor garden flat with fantastic potential to extend (subject to the usual consents). The property will benefit from some updating and has accommodation arranged to provide entrance hallway with under stairs storage, kitchen with space for dining, bathroom, separate reception room with a feature fireplace and one double bedroom with access to a private west facing rear garden.

There is potential to extend the accommodation and create a larger apartment of your own design with the living accommodation immediately accessing the superb garden. Portman Avenue is ideally located for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring areas.

Tenure: Share of freehold

Service charge: £0

Ground rent: £0



One Bedroom



One Bathroom



Reception Room With Feature Fireplace



Kitchen With Space For Dining



Leasehold | Council Tax D | EPC C



Mortlake Train Station (ZONE 3)



Thomson House Primary School Nearby



Pretty Tree Lined Avenue



Private West Facing Garden



Potential To Extend (STPP)



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

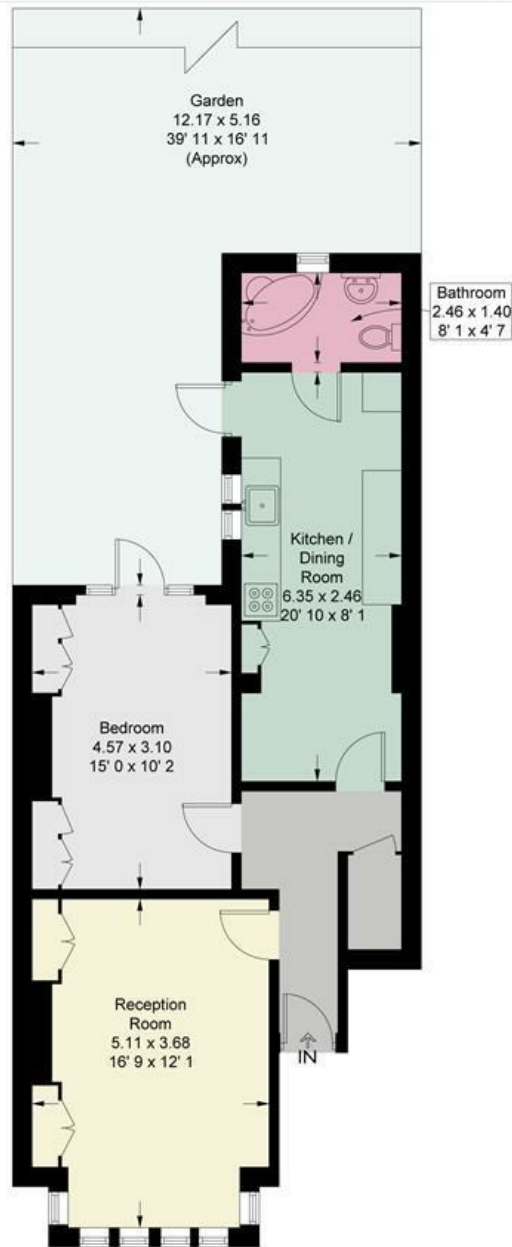
020 8876 6611

Portman Avenue

Approximate Gross Internal Area = 651 sq ft / 60.5 sq m



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Ground 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC	

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

