



JAMES  
ANDERSON

Shrewsbury Avenue  
London SW14  
£1,150,000





## Shrewsbury Avenue London SW14

Viewings from Saturday 8th February - Please call to book

Viewings from An opportunity to purchase a handsome period mid terraced mews style house situated on the favoured Parkside area of East Sheen. Offering 1,151 sq ft of accommodation over three floors the property has been sympathetically and stylishly refurbished to create a contemporary lifestyle finish within a stunning Victorian building. There are many excellent schools in the general vicinity including Tower House, Ibstock Place, Colet Court, St. Paul's and numerous outstanding State Primary Schools. The property is ideally situated for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars and coffee shops. 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 0.4 miles away. Whilst Mortlake Station which provides direct access to Central London is also approximately 0.4 miles away, Spaciously arranged throughout, the ground floor comprises a bright reception room with an open plan luxury fitted kitchen and staircase leading to the first floor landing. On the first floor there is a landing with doors leading to all rooms and comprises two double bedrooms, a single bedroom/study with staircase leading the second floor attic and a modern family bathroom. Outside, to the front is a south facing garden mostly laid to patio which leads to a hardstanding providing an allocated off street parking space.



































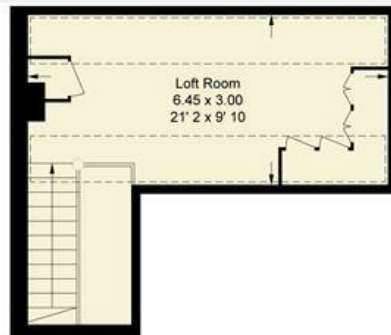
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Approximate Gross Internal Area = 1151 sq ft / 106.9 sq m  
(Including Reduced Headroom)

Reduced Headroom = 109 sq ft / 10.1 sq m



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Second Floor  
253 sq ft / 23.5 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



Ground Floor  
450 sq ft / 41.8 sq m



First Floor  
448 sq ft / 41.6 sq m



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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.







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