



JAMES
ANDERSON



FOR SALE

£1,100,000

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 to 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.



Three Bedrooms



One Family Bathroom



Open Plan Reception Room



Modern Fully Integrated Kitchen



Freehold | EPC C | Council Tax Band F



0.4 Miles To Mortlake Station



Close To Excellent Local Schools



Parkside Location



Allocated Off Street Parking

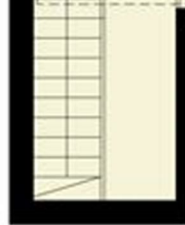


South Facing Garden




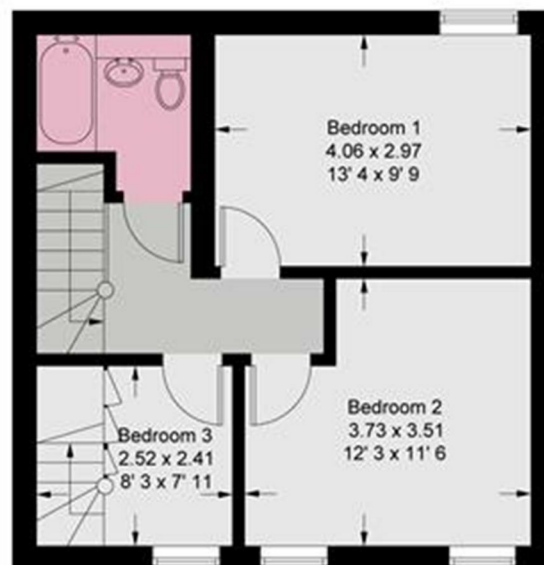
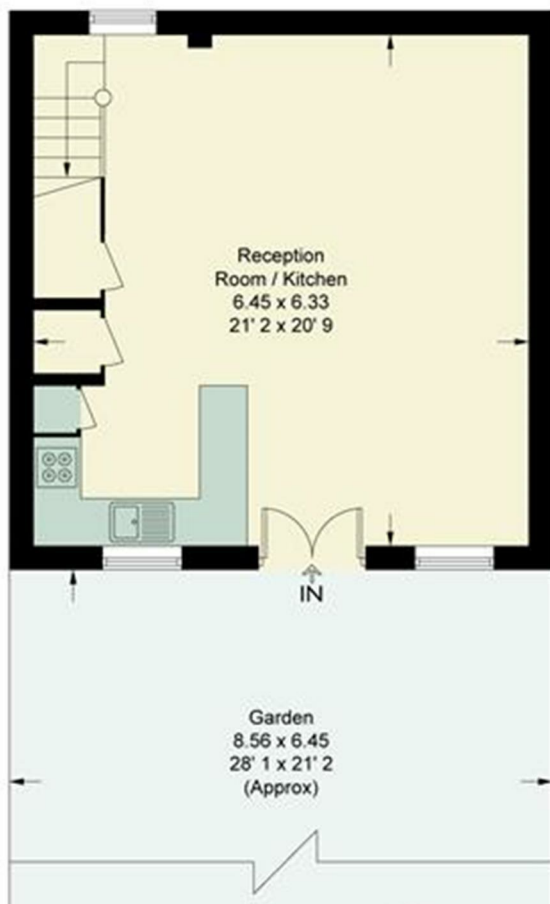
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611




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

 = Reduced headroom below 1.5m / 5'0"



First Floor
448 sq ft / 41.6 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	