



**JAMES
ANDERSON**



FOR SALE

£3,000,000

Martindale, London, SW14

An immaculately refurbished and exquisitely presented detached house, occupying a generous gated plot on this exclusive residential street on East Sheen's parkside.

This remarkable home seamlessly combines luxurious living with practical functionality, making it the perfect sanctuary for a modern family. The property features two reception rooms, a separate study, w/w and utility room on the ground floor as well as a stunning open plan kitchen/dining area which leads out to the rear garden. There are four bedrooms on the first floor along with a modern family bathroom. The master bedroom is on the second floor complete with its own luxury ensuite bathroom and walk in wardrobe area. The property further benefits from off street parking for several cars at the front of the house. Outside, the garden is a true oasis, with the benefit of a separate garden room with underfloor heating and further shower bathroom.

The property is situated at the Western end of Well Lane, close to the junction of Temple Sheen, within a third of a mile of the main Sheen shopping centre with bus routes giving access to Putney, Richmond, Barnes and Hammersmith. Mortlake Railway Station with its services to Waterloo and Clapham Junction is just over half a mile away. Sheen Mount School is approximately 250 yards away



Five Bedrooms



Three Bathrooms



Two Reception Rooms



Stunning Extended Kitchen / Family Room



Freehold | EPC C | Council Tax G



Mortlake Train Station



Sheen Mount School Catchment



Parkside Location



Detached House



Gated Off Street Parking



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

020 8876 6611

Well Lane

Approximate Gross Internal Area = 2906 sq ft / 270 sq m
 (Including Reduced Headroom / Eaves / Outhouse)
 Reduced Headroom / Eaves = 108 sq ft / 10 sq m
 Outhouse = 336 sq ft / 31.2 sq m



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			
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		

