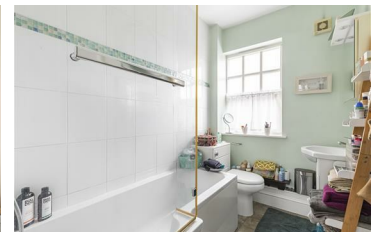




JAMES  
ANDERSON



## FOR SALE

£350,000

Sheen Lane, London, SW14

A light and spacious first floor apartment boasting approximately 590 Sqft of accommodation in a sought after gated development. The property offers several great benefits including a spacious west facing reception room, a large double bedroom, a modern bathroom and a fully equipped kitchen. There is also allocated private parking, solid wood flooring and a fully integrated kitchen. The property is ideally situated for access to local shops, schools, Mortlake Station, Richmond Park and The River Thames. Offered for sale with no onward chain we recommend viewing quickly to avoid disappointment.

Lease remaining: 93 years (approx)

Ground rent: £150 per year

Service charge: £2,823 per year

Council Tax: D



One Double Bedroom



One Bathroom



West Facing Reception Room



Modern Kitchen



Leasehold | EPC C | Council Tax D



Mortlake Station (Zone 3)



East Sheen Primary School Catchment



Gated Development



Allocated Off Street Parking

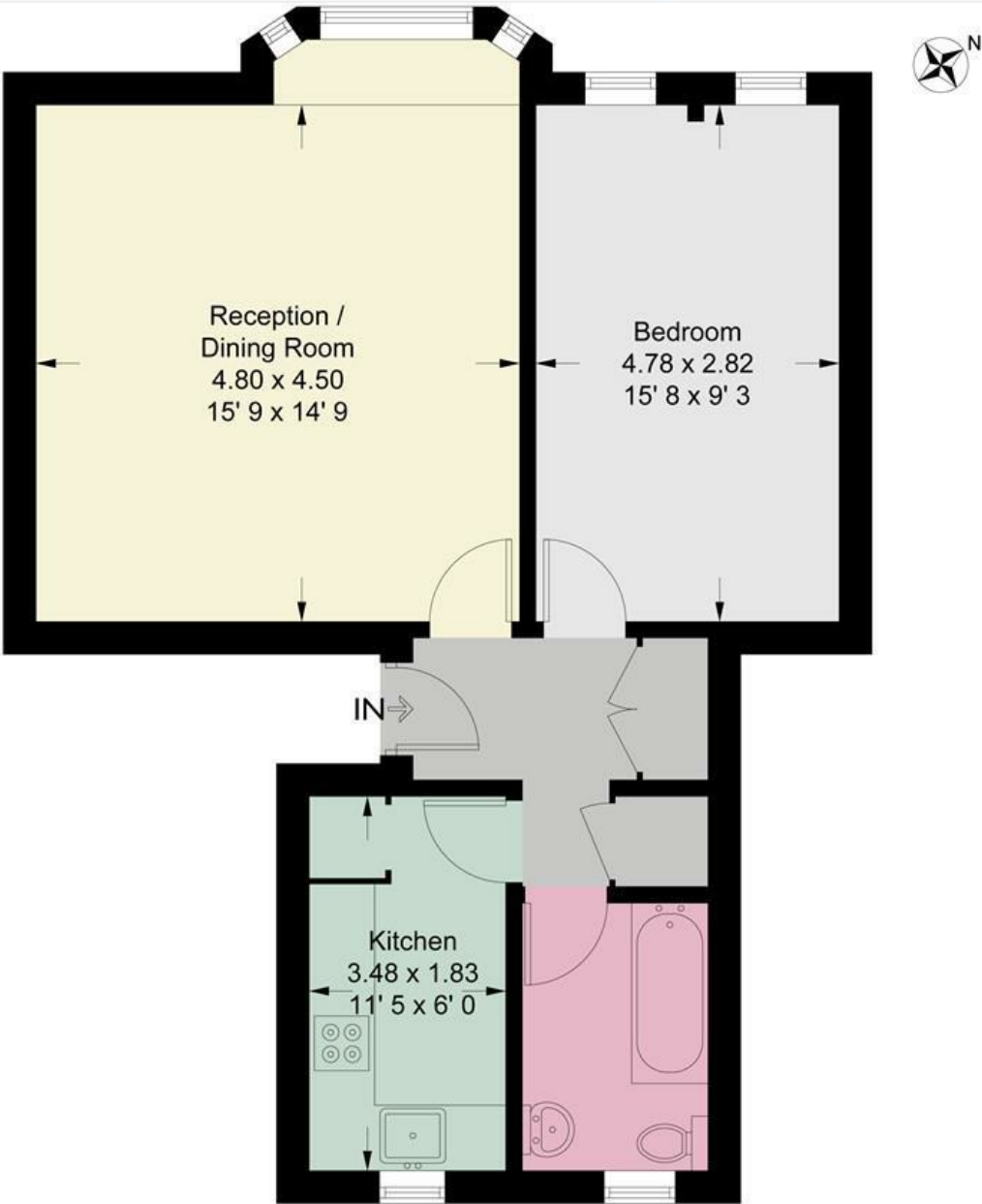


No Onward Chain



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

020 8876 6611



First 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		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

