



JAMES
ANDERSON



FOR SALE

Colston Road, London, SW14

£500,000

Offers In Excess Of

This beautifully presented split-level apartment offers three generous double bedrooms and is available with no onward chain. The property boasts exceptional entertaining space, with a contemporary kitchen/breakfast room that is open plan to a bright and spacious reception area - perfect for hosting guests. The first floor accommodation comprises an open-plan kitchen and lounge with space for dining, a double bedroom, and a sleek family bathroom. On the upper level, you'll find a further two double bedrooms and a modern shower room.

Ideally located on Colston Road, just moments from East Sheen's vibrant High Street and its array of local amenities, this property is perfect for first-time buyers or investors alike.

Lease remaining: 111 years
Service charge: £0
Ground rent: £125 per year



Three Double Bedrooms



Two Bathrooms



Open Plan Reception Room



Fully Equipped Kitchen With Breakfast Island



Leasehold | Council Tax C | EPC Rating C

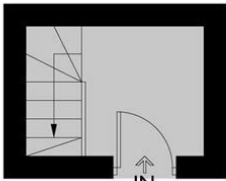
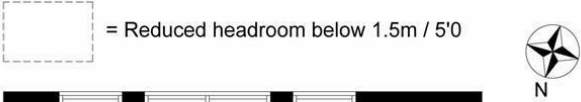


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

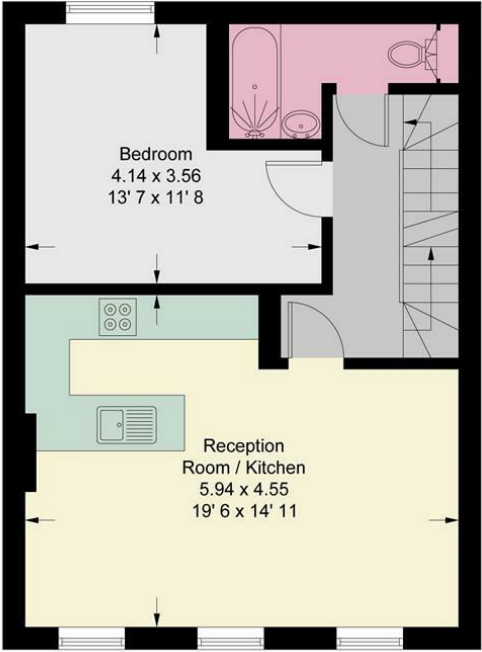
020 8876 6611

Colston Road

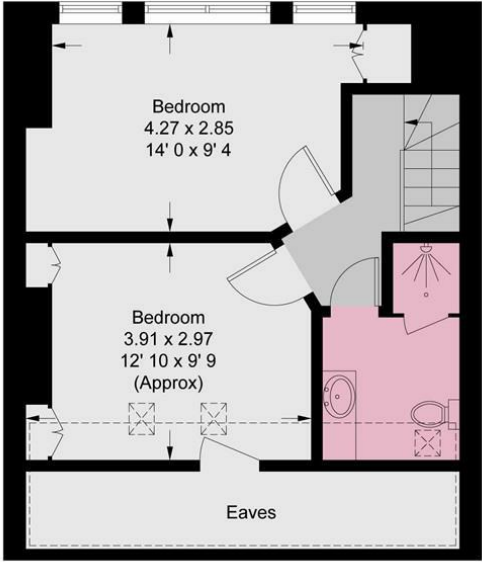
Approximate Gross Internal Area = 1036 sq ft / 96.3 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 105 sq ft / 9.8 sq m



First Floor
48 sq ft / 4.5 sq m



Second Floor
528 sq ft / 49.1 sq m



Third Floor
460 sq ft / 42.7 sq m
(Including Reduced Headroom / Eaves)

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		
	79	81
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	

