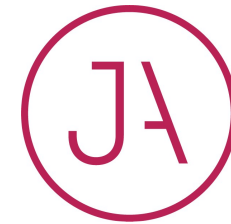




JAMES  
ANDERSON

East Sheen Avenue  
London SW14  
£2,500,000





## East Sheen Avenue London SW14

Positioned on the favoured end of one of East Sheen's most desirable tree lined avenues, this substantial Edwardian house offers a rare blend of charming period detail, generous living space, and exciting future potential.

Boasting five well-proportioned bedrooms, and a wonderful kitchen / dining room, the home is ideally suited for family life, with two elegant reception rooms, a downstairs study area, and a spacious utility room providing excellent flexibility for modern living. A large eaves and cellar also offer superb storage, and the expansive rear garden is perfect for relaxing, entertaining, or family play. Outside the property benefits from off-street parking, which is a true asset in this location and there is also potential to further extend the ground floor living accommodation subject to the usual consents.

East Sheen Avenue is a popular tree-lined avenue on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is within 100 metres. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools.

Full of character and original charm, this property presents an outstanding opportunity to secure a truly special home in a prime East Sheen setting.





































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## East Sheen Avenue

Approximate Gross Internal Area = 2723 sq ft / 253 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom = 238 sq ft / 22.1 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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