Graemesdyke Avenue
London SW14
£1,125,000

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A period semi-detached property offering a buyer the fantastic opportunity to extend into the loft space and to the rear at ground floor level (subject to the usual consents).

The ground floor accommodation comprises an entrance hall with staircase leading to the first floor landing, a spacious reception room, an open plan kitchen/dining room and doors leading to the larger than usual west facing rear garden. The first floor accommodation comprises a landing, three bedrooms and a family bathroom.

Situated within a popular residential tree lined avenue the property is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. Mortlake Station which provides direct services to London Waterloo is approximately 0.5 miles away. Whilst the River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are approximately 0.7 miles away. The property further benefits from being located within 0.4 miles of the outstanding Sheen Mount Primary School.

JAMES
ANDERSON

Graemesdyke Avenue

Approximate Gross Internal Area = 974 sq ft / 90.5 sq m
(Including Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m

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Garden
21.03 x 6.15
69' 0 x 20' 2
(Approx)

☐ = Reduced headroom below 1.5m / 5'0

Kitchen
5.51 x 4.47
18' 1 x 14' 8

Bedroom
3.48 x 3.40
11' 5 x 11' 2

Bedroom
4.24 x 3.45
13' 11 x 11' 4

Reception
Room
4.62 x 3.91
15' 2 x 12' 10

Bedroom
2.92 x 1.98
9' 7 x 6' 6

IN

First Floor
464 sq ft / 43.1 sq m

Garden
5.66 x 4.45
18' 7 x 14' 7
(Approx)

Ground Floor
510 sq ft / 47.4 sq m
(Including Reduced Headroom)