



JAMES  
ANDERSON



**FOR SALE**

**£325,000**

Sheen Lane, London, SW14

A superbly presented one bedroom conversion flat occupying the top floor of an attractive semi-detached residence on the favoured 'Parkside' of East Sheen, SW14. There is a communal entrance with entry-phone system and stairs to the first floor private entrance. There is a hallway and stairs leading to the living space with an open plan lounge and kitchen with plentiful eaves storage space. There is a separate bedroom area with fitted storage and a gorgeous refitted bathroom with freestanding bath and additional eaves storage space accessed from here. We feel the flat is ideal as a pied-à-terre, first time buy or rental investment. Is a lovely bright and secure property which is also offered for sale with the added bonuses of no chain and a share of freehold.

The property enjoys a prime position at the upper end of Sheen Lane, one of the area's most sought-after 'Parkside' roads, leading directly to the wide open spaces of Richmond Park and Palewell Common. Outstanding local schooling is close at hand, with Tower House independent boys' school just moments away, Ibstock Place School within easy reach, and Sheen Mount Primary around the corner. Sheen Common, Sheen Tennis Club, The Plough and The Victoria dining rooms are also nearby, providing a wonderful community feel. East Sheen town centre, Mortlake Station, an array of local shops, restaurants and several bus routes are all within convenient reach.

Tenure: Share of freehold  
Ground rent: £0  
S/charge: £0



One Bedroom



One Luxury Bathroom



Open Plan Living Space



Newly Fitted Kitchen



Share of Freehold | EPC D | Council Tax Band C



0.5 Miles To Mortlake Station (ZONE 3)



Off Street Parking Available



'Parkside' Location & Close To Richmond Park



Top Floor Flat



Potential To Extend (STPP)



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

020 8876 6611

# Sheen Lane

Approximate Gross Internal Area = 639 sq ft / 59.3 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 182 sq ft / 16.9 sq m



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= Reduced headroom below 1.5m / 5'0



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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