



JAMES  
ANDERSON



## FOR SALE

£450,000

### Sheen Lane, London, SW14

A truly rare to market two bedroom first floor apartment located on the Parkside of East Sheen. The property will benefit from some updating and boasts a separate west facing reception room, bathroom with separate W/C, kitchen, principle bedroom and a further bedroom/study. The location is excellent and within a short walk of Sheen Gate to Richmond Park. The property will also be sold with a share of freehold and no chain.

The apartment is situated on the Parkside of East Sheen within walking distance to Richmond Park, surrounded by leafy residential roads in this very sought-after position. The centre of Sheen with shopping and transport options is approximately a third of a mile away, with bus routes giving access to Richmond, Putney, Barnes and Hammersmith whilst Mortlake Railway Station provides a regular and direct service to London Waterloo.

Tenure: Share of freehold

Ground rent: £0

Service charge: £0



Two Bedrooms



One Bathroom



Separate Kitchen



Reception Room With Feature Fireplace



Share of Freehold | EPC C | Council Tax D



0.5 Miles To Mortlake Station



Excellent Schools Nearby Including Sheen Mount



Parkside Location



First Floor Flat

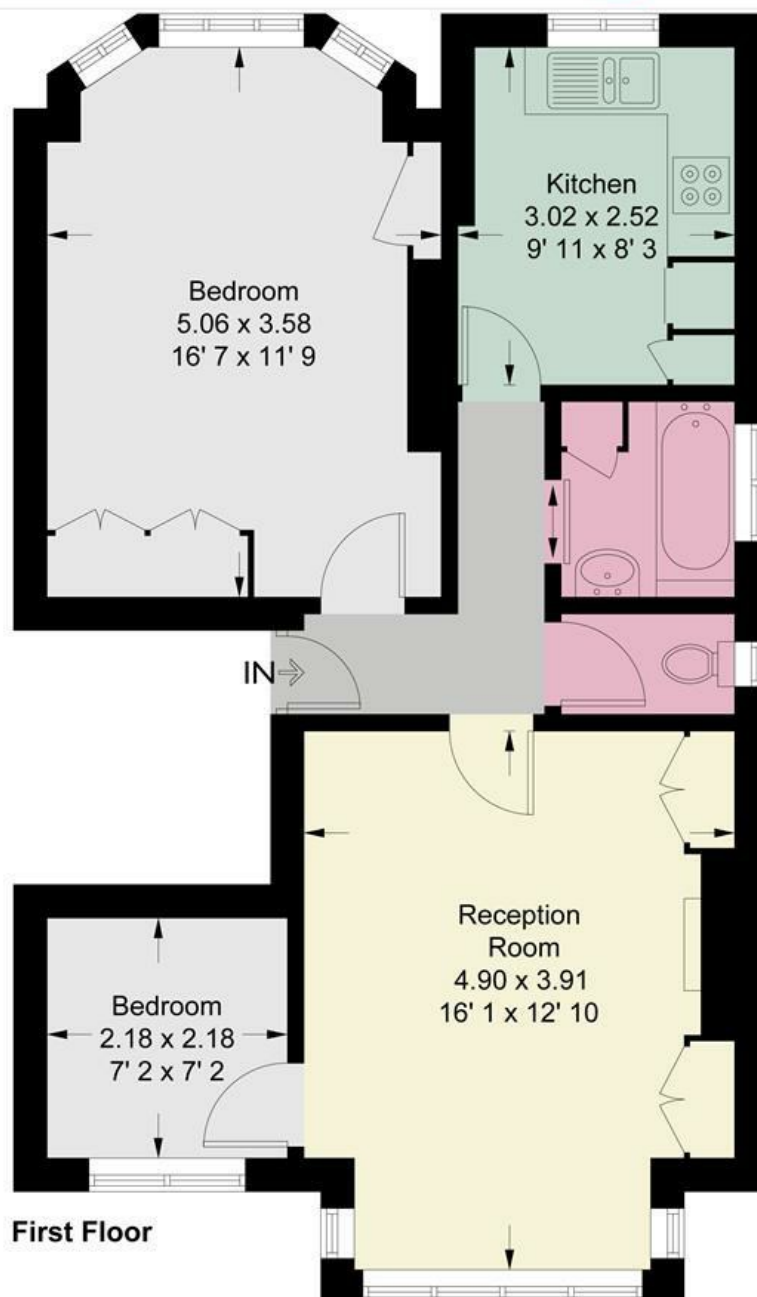


Just 0.3 Miles To Richmond Park



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

020 8876 6611



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>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

