



**JAMES  
ANDERSON**



## FOR SALE

**£1,200,000**

### Shrewsbury Avenue, East Sheen, SW14

A well presented four bedroom family house situated on a popular Parkside road.

Situated within a few hundred metres of the town centre, this excellent family residence provides well planned accommodation over three floors. The ground floor offers an entrance hall, reception room, downstairs WC and a recently renovated kitchen/dining room that is open to the living space with bi-folding doors onto the rear garden.

The first floor has a bright second reception room with green views which leads onto a balcony. Further on this floor is a double bedroom and en suite bathroom. The top floor has a further three bedrooms and a spacious family bathroom. Externally, there is a lawned front garden and to the rear is a private low maintenance garden which has a gate to provide access to the private road leading to the garage.

Shrewsbury Avenue is situated in one of the most desirable areas in East Sheen, partly due to its close proximity to the town centre, yet being within easy reach of Richmond Park. The excellent facilities offered by East Sheen are approx 0.2 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is 2 miles away.



Four / Five Bedrooms



Two Bathrooms



Two Reception Rooms



New Fully Integrated Kitchen



Freehold | EPC TBC | Council Tax G



0.4 Miles To Mortlake Station (24 Minutes To Waterloo)



OUTSTANDING Schools Nearby



Parkside Location



Beautifully Presented Throughout



Private Garage



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

020 8876 6611

# Shrewsbury Avenue

Approximate Gross Internal Area = 1640 sq ft / 152.3 sq m  
 (Including Garage)  
 Garage = 153 sq ft / 14.2 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.



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	73	81

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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

