



JAMES  
ANDERSON



**FOR SALE**

**£830,000**

Lewin Road, London, SW14

A charming two-bedroom mid-terrace house ideally located on Lewin Road, a quiet cul-de-sac in the heart of East Sheen. The ground floor offers a spacious double reception room with wooden flooring and doors opening onto a private rear garden, perfect for entertaining and everyday living. The modern kitchen comes fully equipped with appliances.

Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom featuring a bath, vanity unit, and a separate walk-in shower. There is also significant potential to extend the property into the loft to create an additional bedroom and bathroom (subject to the usual consents). The property enjoys a sought-after central location with excellent transport links. Mortlake Station is within easy reach, providing direct services to Waterloo in approximately 24 minutes. Bus routes to Hammersmith and Putney Underground Stations are moments away. Richmond Park and the River Thames are also close by, offering outstanding outdoor amenities.

Highly regarded local schools including East Sheen Primary School and Richmond Academy are nearby, while Palewell Common, with its children's free play area and wide range of sporting facilities, is just a short walk away.



Two Double Bedrooms



One Family Bathroom



Modern Kitchen



Through Reception Room



Freehold | Council Tax Band E | EPC D



0.4 Miles To Mortlake Train Station



OUTSTANDING Local Primary Schools - Sheen Primary & Thomson House



Cul-De-Sac Location



No Onward Chain



POTENTIAL TO LOFT EXTEND (STPP)



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

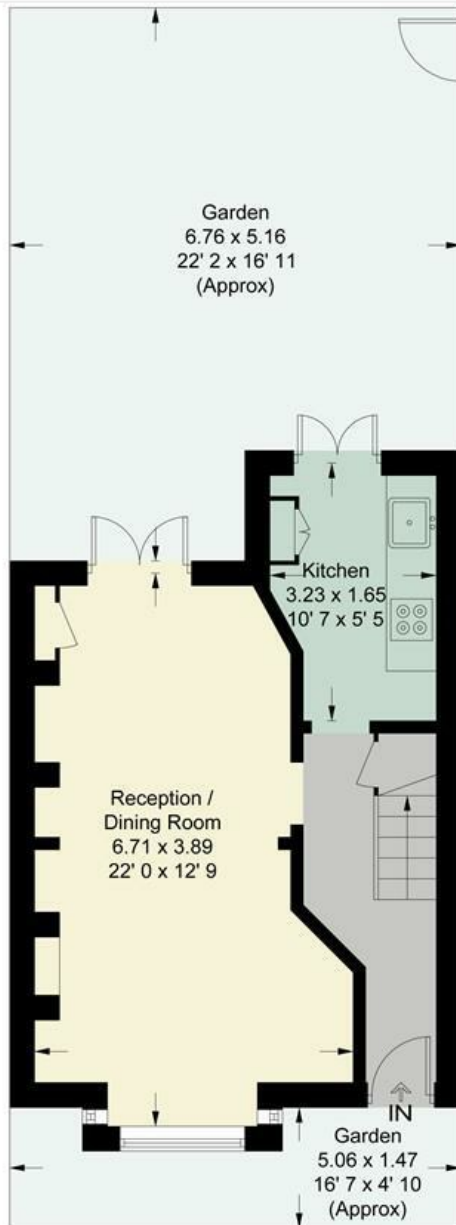
020 8876 6611

# Lewin Road

Approximate Gross Internal Area = 714 sq ft / 66.3 sq m



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**Ground Floor**  
366 sq ft / 34 sq m



**First Floor**  
348 sq ft / 32.3 sq m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	82
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

