



**JAMES
ANDERSON**



FOR SALE

£1,395,000

Eastbourne Gardens, London, SW14

Beautifully presented four-bedroom semi-detached family home with generous living space and period features throughout. Ideally located on a quiet residential street close to the high street, outstanding schools, and Mortlake Station.

The property offers a bay-fronted reception, welcoming entrance hall with WC, dining room, rear reception with solid oak flooring, and a separate kitchen with granite worktops. Upstairs features two large double bedrooms, a third bedroom, a stylish family bathroom, and a spacious loft conversion with en-suite and excellent storage. Outside the property boasts a recently landscaped rear garden with further benefits including a garage equipped with power, useful side access, and potential to create off street parking.

Perfectly positioned in a sought-after cul-de-sac, this exceptional home is just moments from central East Sheen with its wide selection of shops, restaurants, and leisure facilities. Highly regarded schools are close by, and Mortlake station offers regular services into London Waterloo, making it an ideal location for families and commuters alike.



Four Bedrooms



Two Bathrooms



West Facing Reception Room With Feature Fireplace



Extended Kitchen With Reception With Dining Space



Freehold | EPC Register D | Council Tax Band G



0.3 Miles To Mortlake Train Station (ZONE 3)



Excellent Local Schools Closeby (Sheen Mount, Holy Trinity & Thomson House)



Popular Residential Cul-De-Sac Location



Separate Garage



Semi-Detached



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

020 8876 6611

Eastbourne Gardens

Approximate Gross Internal Area = 1789 sq ft / 166.2 sq m
 (Including Reduced Headroom / Garage)
 Reduced Headroom = 114 sq ft / 10.6 sq m
 Garage = 120 sq ft / 11.1 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) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

