



**JAMES  
ANDERSON**



# FOR SALE

**£315,000**

Sheen Lane, London, SW14

A bright and well presented period conversion apartment situated on the second floor (top) of a period building offering 552 sq ft of stylish accommodation. The property is centrally situated for the extensive leisure and shopping amenities of East Sheen including Waitrose and a number of independent shops, restaurants, gastro pub, bars and coffee shops. The property is accessed via a communal entrance hall with staircase to the first floor communal landing with private door into the property. The accommodation comprises a first floor entrance hall with staircase leading to the second floor landing and comprises a double aspect reception room, a fitted kitchen/dining room, a double bedroom with fitted wardrobes and a modern bathroom. The property is ideally located for Mortlake station providing direct links into Central London and for public transport links to Barnes, Hammersmith, Putney and Richmond. Whilst the extensive recreational amenities of Richmond Park and Palewell Common are moments away. The property would suit an investor/first time buyer or equally make a perfect pied-a-terre.

Service charge: £0  
Ground rent: £100 per year


-  One Double Bedroom
-  A Short Walk To Mortlake Station
-  One Bathroom
-  Top Floor Flat
-  One Reception Room
-  Central Location
-  Kitchen With Space For Dining
-  In Excess Of 560 Sqft
-  Leasehold | EPC C | Council Tax B
-  No Onward Chain



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

020 8876 6611



 = Reduced headroom below 1.5m / 5'0"



### Sheen Lane

Approximate Gross Internal Area = 485 sq ft / 45.1 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 83 sq ft / 7.7 sq m

Total = 568 sq ft / 52.8 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) <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	<b>77</b>	<b>84</b>

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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