



**JAMES  
ANDERSON**



**FOR SALE**

**£625,000**

**Sheen Lane, London, SW14**

A stunning split-level apartment offering generous and well-designed living space, ideally positioned close to highly regarded local primary schools and the beautiful open spaces of Richmond Park. The first floor provides a bright west-facing reception room and a sleek modern kitchen, alongside a spacious principal bedroom and a large family bathroom. The upper floor offers two further bedrooms, each with their own private facilities, providing flexible accommodation ideal for families or guests.

Generous storage is available throughout the property, including practical eaves storage on the upper floor. The added advantage of a share of freehold further enhances the appeal of this exceptional home.

Ideally located on Sheen Lane in the heart of East Sheen, the apartment is within easy reach of Mortlake Station, providing direct links into Central London. Outstanding local schools, including Thompson House School and Sheen Mount Primary School, are just a short walk away, as are the amenities of East Sheen High Street and the expansive greenery of Richmond Park. Now available with no onward chain, this split-level flat is perfect for first-time buyers and those seeking to upgrade their living space.



Three Bedrooms



Two Bathrooms



West Facing Reception Room



Modern Fully Equipped Kitchen



Share Of Freehold | Council Tax Band C | EPCD



0.3 Miles To Mortlake Train Station (ZONE 3)



Close To Thomson House & Sheen Mount Primary Schools



'Parkside' Location - Just 0.5 Miles To Richmond Park



No Onward Chain



In Excess Of 1,200 SQft

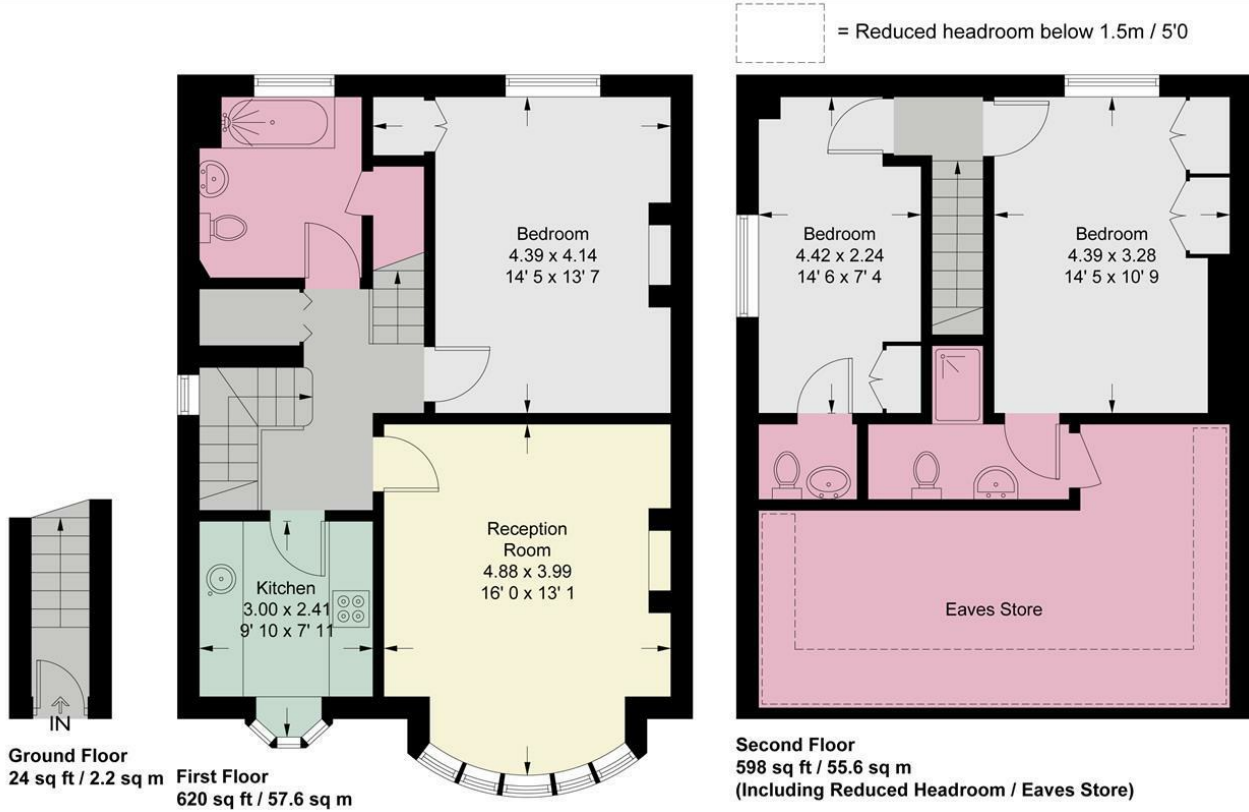


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Sheen Lane

Approximate Gross Internal Area = 1242 sq ft / 115.4 sq m  
 (Including Reduced Headroom / Eaves Store)  
 Reduced Headroom / Eaves Store = 77 sq ft / 7.1 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		
	63	74
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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