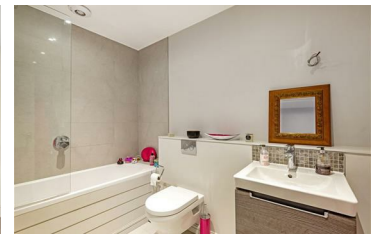




**JAMES
ANDERSON**











FOR SALE

£570,000

Sheen Lane, East Sheen, SW14

A modern two double bedroom, two-bathroom apartment with off street parking located in the centre of East Sheen. This stunning property is presented to an exceptionally high standard throughout and offers approximately 800 sqft of accommodation that comprises; entrance hall, reception/dining room, a beautifully finished fully fitted contemporary kitchen, master bedroom with built in wardrobes and en-suite shower room, further double bedroom with built in wardrobes and further contemporary bathroom. The generous specification includes designer kitchens with premium granite work tops, Villeroy & Boch sanitary ware, Hansgrohe taps, bath and shower fittings, oak flooring to all living area, double glazing throughout, Cat 5 wiring and Sonos audio system with recessed speakers to all principal rooms. There is also allocated off street parking to the rear of the property making this an ideal property for electric vehicle charging. The property is ideally located for Mortlake Station providing direct access to Central London whilst the extensive shopping and leisure amenities of both East Sheen and Richmond including numerous boutique shops, restaurants, bars, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is also a short walk away.

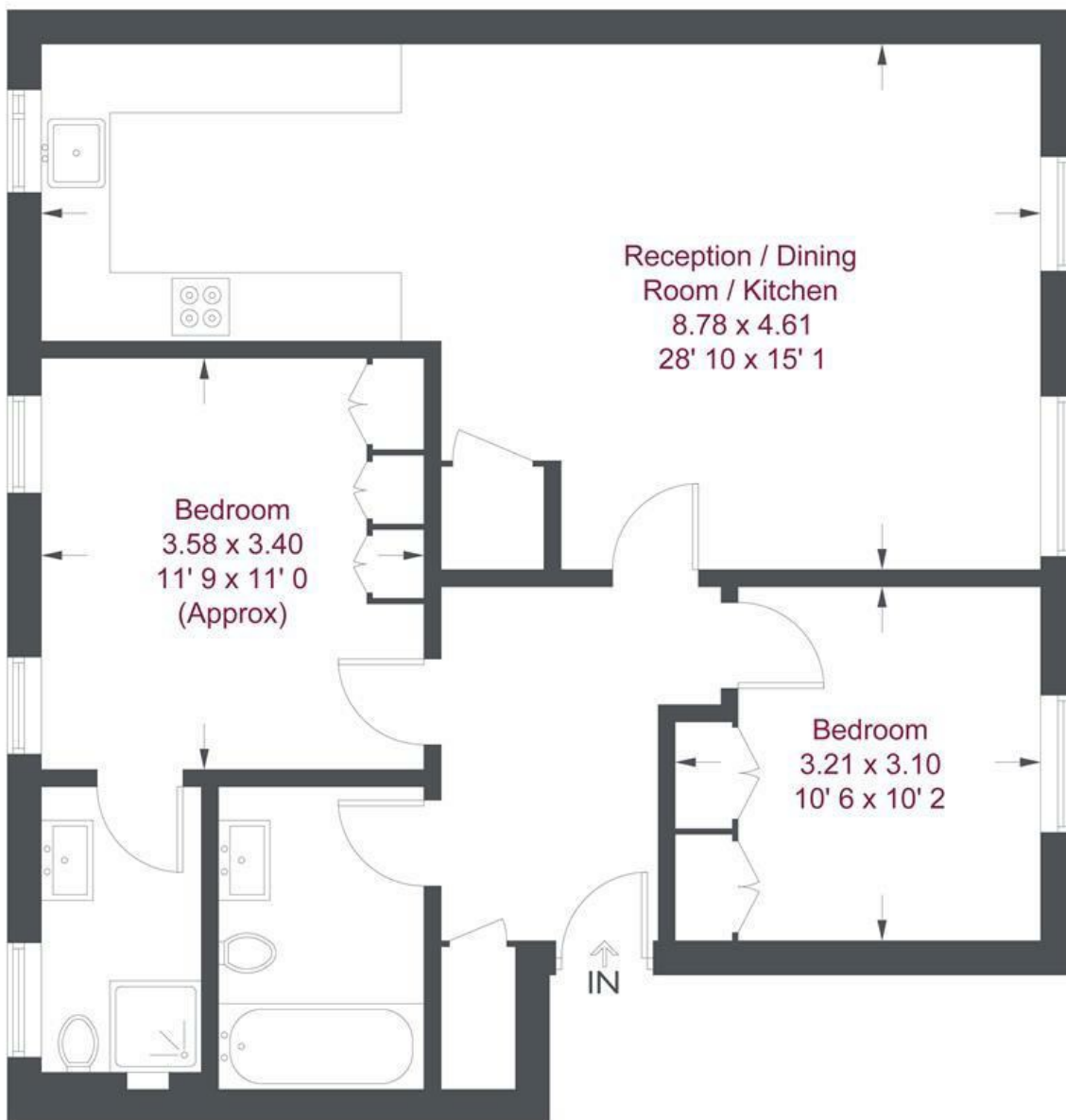
Leasehold: 116 years remaining
Ground rent: £350 per year
Service charge: £1,738 per year (approx)

-  Two Double Bedrooms
-  Two Modern Bathrooms
-  Open Plan Reception / Living
-  Fully Integrated Kitchen
-  Leasehold | EPC Rating C | Council Tax Band D
-  Just 0.1 Miles To Mortlake Train Station (24 Minutes To Waterloo)
-  Close To Thomson House Primary School - Rated OUTSTANDING
-  Central Sheen Location
-  Allocated Off Street Parking
-  No Onward Chain



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

020 8876 6611



Second Floor

Sheen Lane

Approximate Gross Internal Area = 799 sq ft / 74.2 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	80	80
(55-68) D		
(39-54) E		
(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	

