



**JAMES
ANDERSON**



FOR SALE

£1,050,000

Avenue Gardens, London, SW14

A superb opportunity to acquire this well-positioned three-bedroom, two-bathroom detached family home, quietly nestled within a sought-after cul-de-sac in East Sheen. Boasting generous living accommodation, off-street parking, a private rear garden, and a conservatory-style extension, the property offers excellent potential for modernisation and further enhancement.

Requiring updating throughout, this home presents an exciting prospect for buyers looking to renovate and create a bespoke family residence tailored to their own tastes and requirements. Rarely available in such a desirable location, the property combines space, privacy, and significant scope to add value.

Ideally situated for a range of outstanding local schools, Mortlake railway station, the open green spaces of Richmond Park, and the excellent shops, cafés, and amenities of East Sheen and Barnes, the property is offered to the market with no onward chain.

-  Three Bedrooms
-  Two Bathrooms (One Ensuite)
-  Separate Reception Room
-  Eat In Kitchen Breakfast Room
-  Freehold | EPC Rating D | Council Tax Band G
-  Just 0.5 Miles To Mortlake Station (ZONE 3)
-  0.2 Miles To East Sheen Primary School
-  Cul-De-Sac Location
-  Detached House With Off Street Parking
-  No Onward Chain



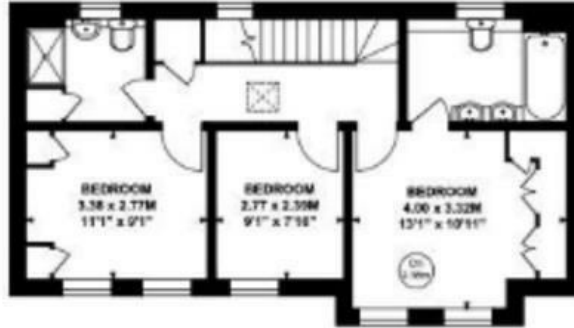
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020 8876 6611

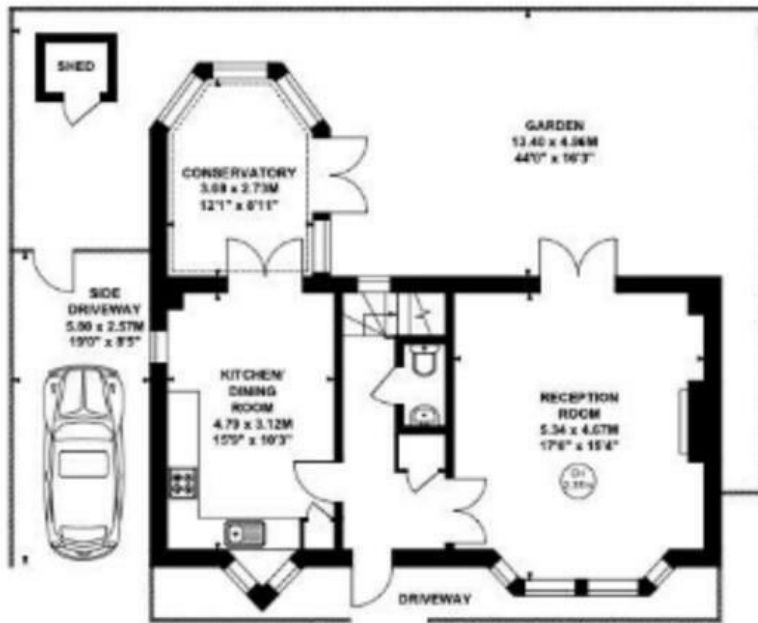
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Approximate gross internal area
109.85 sq m / 1182 sq ft

Key :
CH - Ceiling Height



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
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