



FOR SALE

£280,000

Sheen Lane, London, SW14

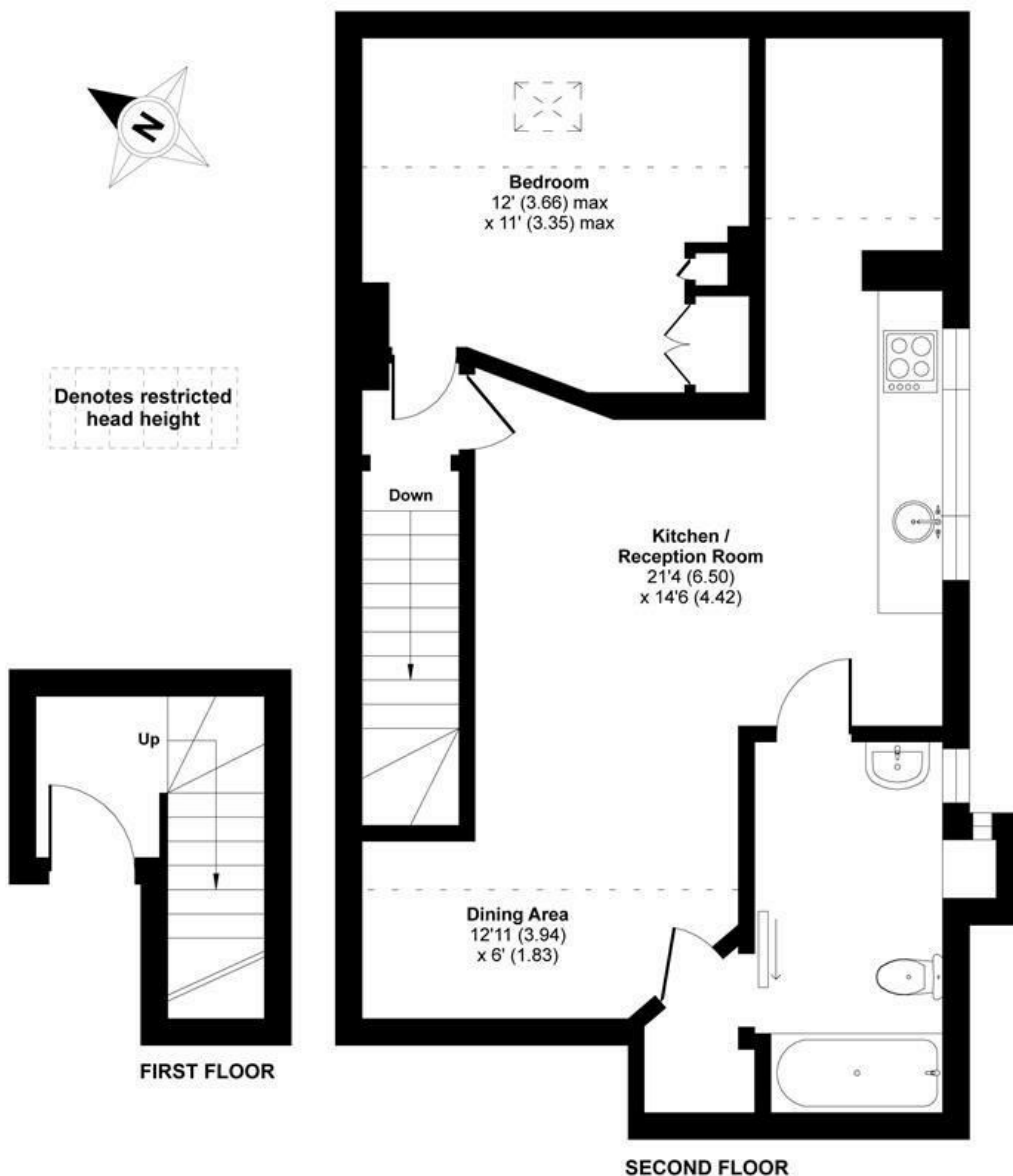
A top floor one bedroom conversion apartment, forming part of this attractive period property situated between the Upper Richmond Road in East Sheen and Richmond Park. The property comprises an open plan kitchen/reception room, a double bedroom and a white bathroom suite. The property also benefits from a shared off street parking space, a long lease and good storage. Located moments from the world famous Richmond Park, Sheen Lane is situated in close proximity to the cafes, bars, restaurants and boutiques that East Sheen has to offer. Mortlake train station is just a short walk offering easy access into Central London. Full lease and service charge details are available on request.

Double Bedroom
Large Bathroom
Reception Room
Modern Kitchen
EPC Rating D

Easy Access to Mortlake Station
Excellent Local Schools
Parkside Location
Top Floor Conversion Flat
Share of Freehold and Shared Parking Space

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APPROX. GROSS INTERNAL FLOOR AREA 491 SQ FT 46 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(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		49	61
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

