



**JAMES  
ANDERSON**



## FOR SALE

**£1,000,000**

Grosvenor Avenue, London, SW14

An end-terrace period home that has massive potential. The property offers the opportunity to extend both to the ground floor and into the loft area subject to planning. This home also benefits from not only a south facing garden but also a private garage and off street parking to the back of the rear garden. Another additional benefit is the proximity to East Sheen Primary School which has an Outstanding OFSTED rating. The living space offers hallway, double reception room, kitchen breakfast room, cloakroom, stairs to the first floor, double aspect master bedroom, two further bedrooms, fitted bathroom, storage and the large loft. The garden is south facing and leads to the private garage with off street parking. Viewing is highly recommended.



Three Bedrooms



One Bathroom



Through Reception Room



Kitchen With Appliances



EPC Rating E



Mortlake Station



East Primary School (OFSTED OUTSTANDING)



Popular Residential Location



South Facing Garden & Double Garage



Potential To Extend (Subject to Planning)



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

020 8876 6611



## Grosvenor Avenue

Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m

Double Garage = 237 sq ft / 22 sq m

Total = 1322 sq ft / 122.8 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.

