



JAMES
ANDERSON








FOR SALE


£550,000

Sheen Lane, London, SW14

INVESTMENT OPPORTUNITY - Currently tenanted until June 2022

A two-bedroom first floor apartment in this highly regarded landmark Art Deco block on the park side of East Sheen. The property offers more than 770 sqft of lateral accommodation and is arranged to provide two good size bedrooms, a family bathroom, a reception room with a stunning floor to ceiling window and a separate eat in kitchen / dining room with access to a west facing balcony. Cedar Court is a popular and well run private development on the Parkside of Sheen comprising of only 21 centrally located apartments. Outside there are well kept communal gardens and the property is within very close proximity to local amenities along Upper Richmond Road West and Sheen Lane. Richmond Park is also nearby, and Mortlake station with its direct trains into Waterloo is within easy reach. There is currently a tenant in situation and fully managed with James Anderson until June 2022, making this an ideal investment purchase. Please contact the sales team for further information.

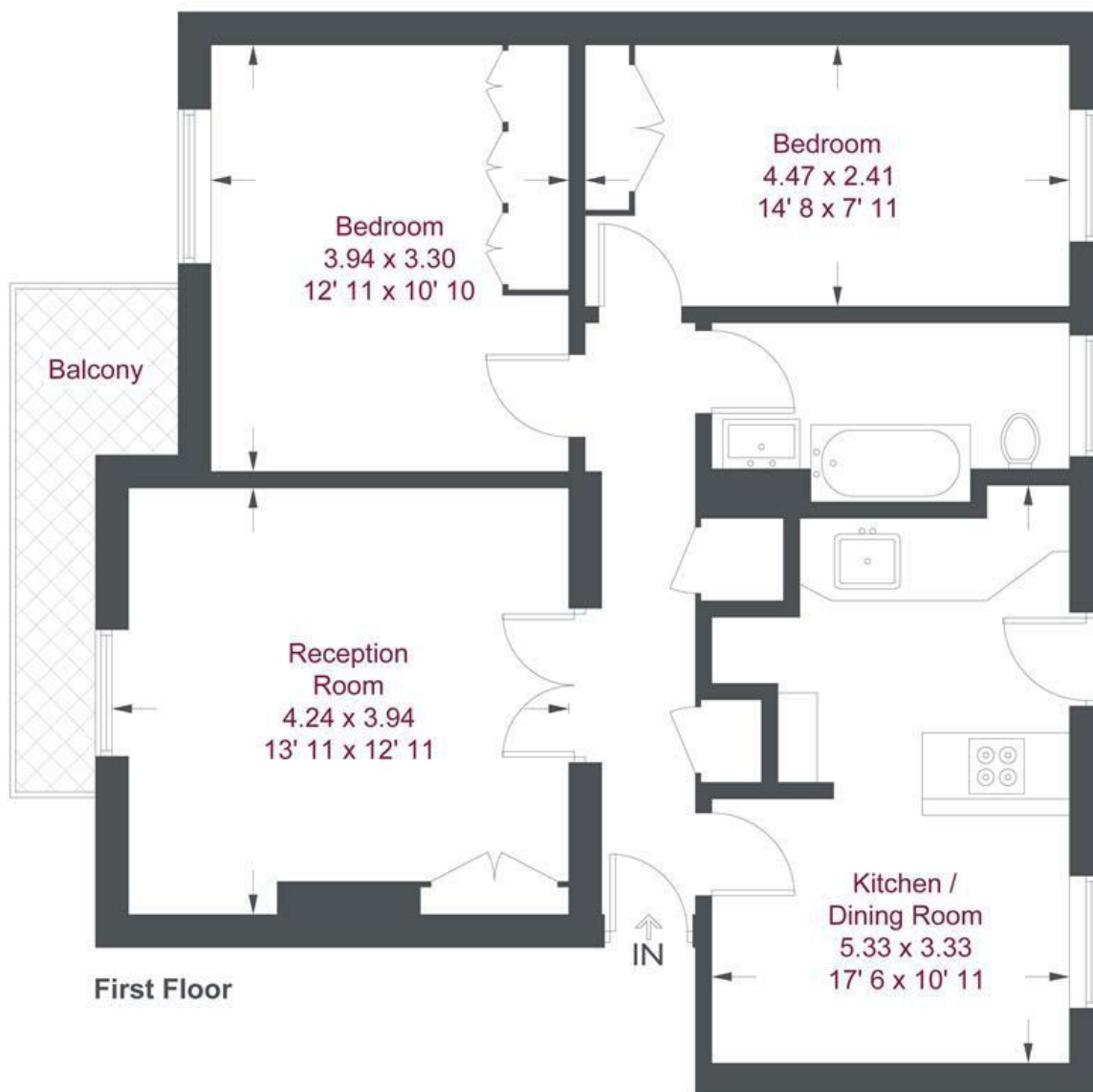
-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Open Kitchen / Dining Room
-  EPC Rating D

-  Mortlake Station
-  Excellent Local Schools
-  Central Location
-  Share Of Freehold
-  Well Maintained Communal Grounds



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

020 8876 6611



Cedar Court

Approximate Gross Internal Area = 771 sq ft / 71.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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