FOR SALE

£895,000

Elm Road, London, SW14

A stunning two-bedroom Victorian conversion apartment with a private west facing garden located moments from the centre of East Sheen. This beautiful property has been extended and remodelled by the current owners to provide an entrance hall with space for a home office, two generous bedrooms both with built in wardrobes, two bathrooms and a stunning open plan kitchen / living area that opens onto a low maintenance west facing garden. This gorgeous home is offered to market for the first time in 18 years and has retained much of its original charm including high ceilings with original ceiling moulding and pretty bay windows. The property also benefits from useful side access and is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, several gastro pubs, restaurants, and coffee shops. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.

- Two Double Bedrooms
- Two Bathrooms
- Wonderful Extended Family Room
- Modern High Gloss Kitchen
- EPC Rating C

- Near Mortlake Station
- Thomson House Primary School
- Central East Sheen Location
- Share Of Freehold
- Private West Facing Garden

N

☐ = Reduced headroom below 1.5m / 5'0

Garden
10.57 x 7.82
34' 8 x 25' 8
(Appox)

Reception / Dining Room / Kitchen
6.32 x 5.86
20' 9 x 19' 3

Courtyard
2.69 x 1.61
8' 10 x 5' 3
(Approx)

Up

Up

Bedroom
4.27 x 3.62
14' 0 x 11' 11

Bedroom
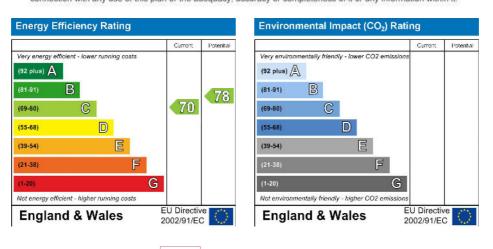4.96 x 3.92
16' 3 x 12' 10

IN

Ground Floor

Elm Road
Approximate Gross Internal Area = 999 sq ft / 92.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 9 sq ft / 0.9 sq m
Total = 1008 sq ft / 93.7 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		78
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales   EU Directive 2002/91/EC