



JAMES  
ANDERSON



## FOR SALE

**£325,000**

Sheen Lane, London, SW14

A light and spacious top floor apartment boasting approximately 521 Sqft of accommodation in a sought after gated development. The property offers several great benefits including a spacious west facing reception room, a large double bedroom, a modern shower bathroom and a fully equipped kitchen. There is also allocated private parking, incredible roof top views, solid wood flooring throughout and granite worktops in the kitchen. The property is ideally situated for access to local shops, schools, Mortlake Station, Richmond Park and The River Thames. Offered for sale with no onward chain we recommend viewing quickly to avoid disappointment.



One Bedroom



One Bathroom



West Facing Reception Room



Fully Equipped Kitchen



EPC Rating C



Mortlake Station



Private Development



Moments From Local Amenities



Gated Off Street Parking

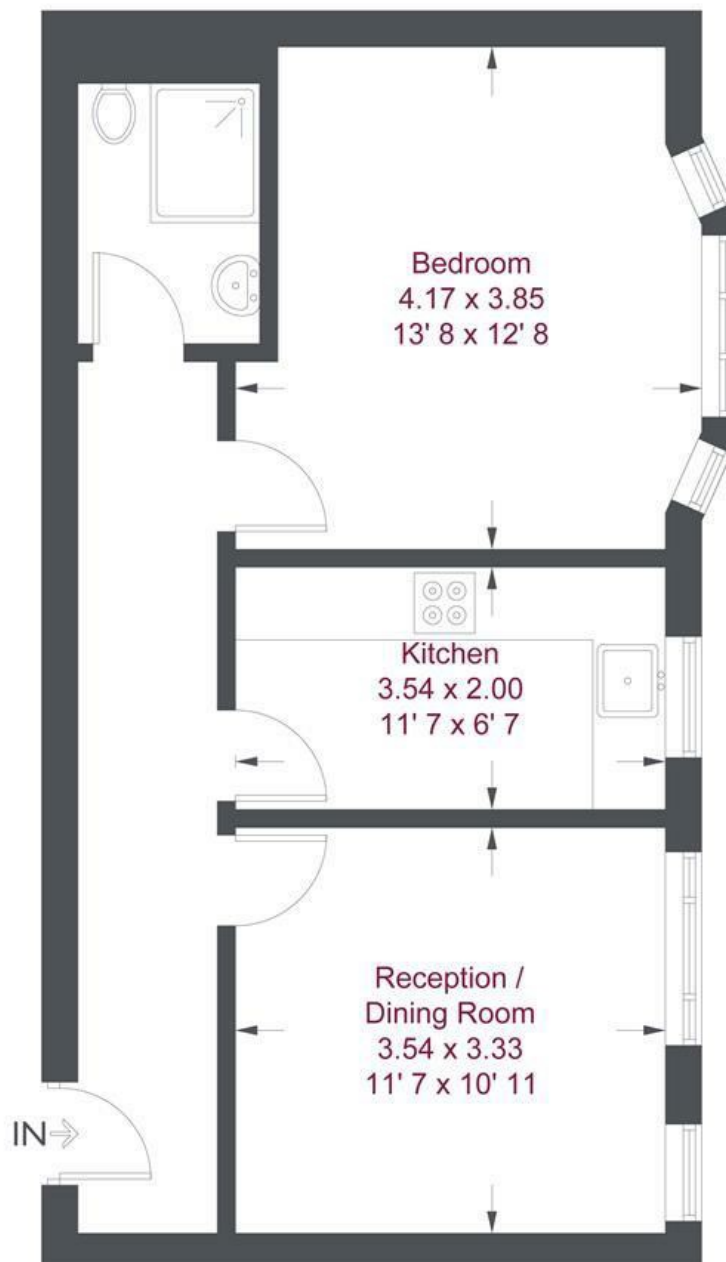


In Excess Of 500 Sqft



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

020 8876 6611



**Second Floor**

**Sheen Lane**

Approximate Gross Internal Area = 521 sq ft / 48.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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