



JAMES  
ANDERSON



## FOR SALE

**£400,000**

71 Temple Sheen Road, London, SW14

A large and newly renovated one bedroom apartment located on the Park Side of East Sheen with its own private garage. The property is presented in excellent order and boasts over 550 SQft of spacious and airy accommodation. The current layout offers front door into hallway, one modern shower bathroom, a wonderful west facing open plan kitchen / living area and a double bedroom with built in wardrobes. The property further benefits from a private garage and access to well-maintained communal gardens. Merricks Court is located on Temple Sheen Road and is within easy reach of the extensive shopping and leisure amenities of East Sheen. The property is offered for sale with a long lease and no onward chain. Viewing is highly recommended.



Large One Bedroom Flat



Modern Shower Bathroom



Open Plan Reception Room



Newly Fitted Kitchen



EPC Rating C



Connections From Mortlake Station



Top Floor (First) Apartment



Parkside Location

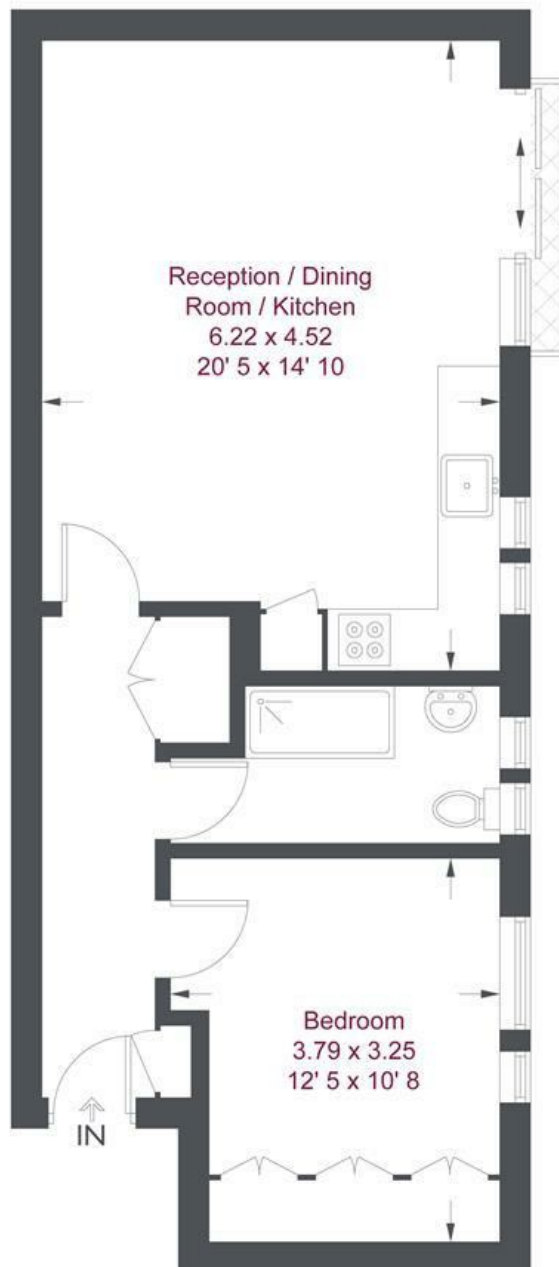


Private Garage



Long Lease & No Onward Chain





First Floor

### Merrick's Court

Approximate Gross Internal Area = 556 sq ft / 51.7 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
<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>75</b>	<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

