



JAMES
ANDERSON



FOR SALE

£570,000

Sheen Gate Gardens, London, SW14

A well presented first floor purpose built apartment with a private garden and garage. The property offers bright and spacious living with accommodation comprising, an 18ft reception room, a separate eat-in kitchen with high quality integrated appliances, two double bedrooms and a modern bathroom. The property has the added benefit of a large private garden accessed via the shared driveway, a garage for off street parking, a share of freehold and its own private entrance. Potential to further extend the property may exist with planning previously granted to add a loft extension. Sheen Gate Gardens is conveniently situated on the popular Parkside area of East Sheen and is close to Sheen Mount Primary School. It is ideal for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.



Two Bedrooms



One Bathroom



18ft Reception Room



Modern Fully Integrated Kitchen



EPC Rating C



Mortlake Overground (Zone 3)



Excellent Local Schools Nearby



Parkside East Sheen Location



Share Of Freehold

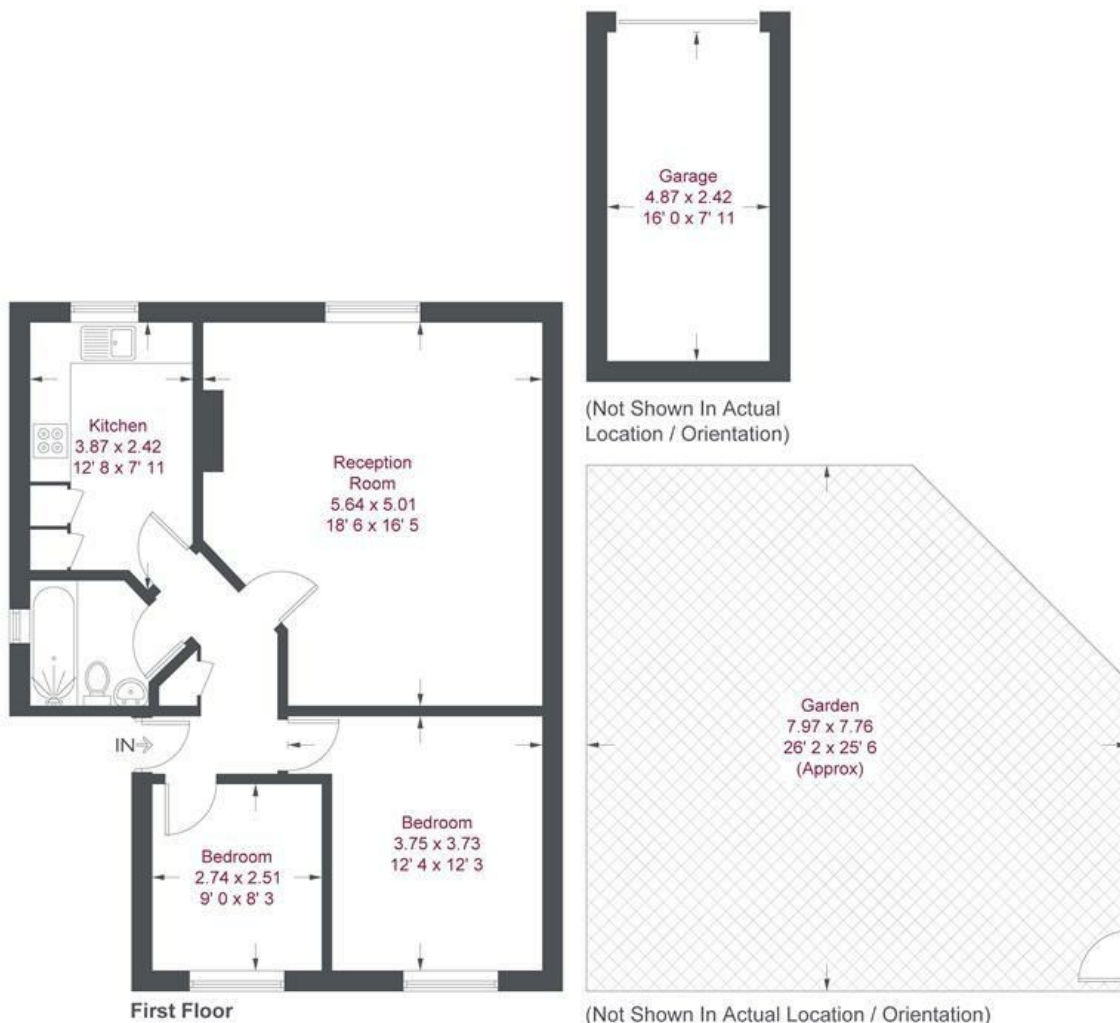


Private Garden & Garage



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

020 8876 6611



Crane Court

Approximate Gross Internal Area = 702 sq ft / 65.2 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 827 sq ft / 76.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

