



**JAMES
ANDERSON**



FOR SALE

£385,000

Colston Road, London, SW14

A well-presented and spacious two-bedroom first floor apartment located in the heart of East Sheen. The property is presented in good decorative order throughout with accommodation arranged to provide two double bedrooms, two bathrooms (one en-suite), one reception room with a feature fireplace and a well equipped kitchen that is open to living area. There is also a private south facing terrace and the property will be sold with no onward chain. Colston Road is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide passage to the larger surrounding areas of Hammersmith, Putney and Richmond. Richmond Deer Park is a short drive away. Internal viewing is highly recommended. Lease and service charge information is available on request.



Two Bedrooms



Two Bathrooms



Open Plan Kitchen / Living



Fully Equipped Kitchen



EPC Rating C



Mortlake Station Nearby



Outstanding Local Schools



Excellent Location



South Facing Terrace Area

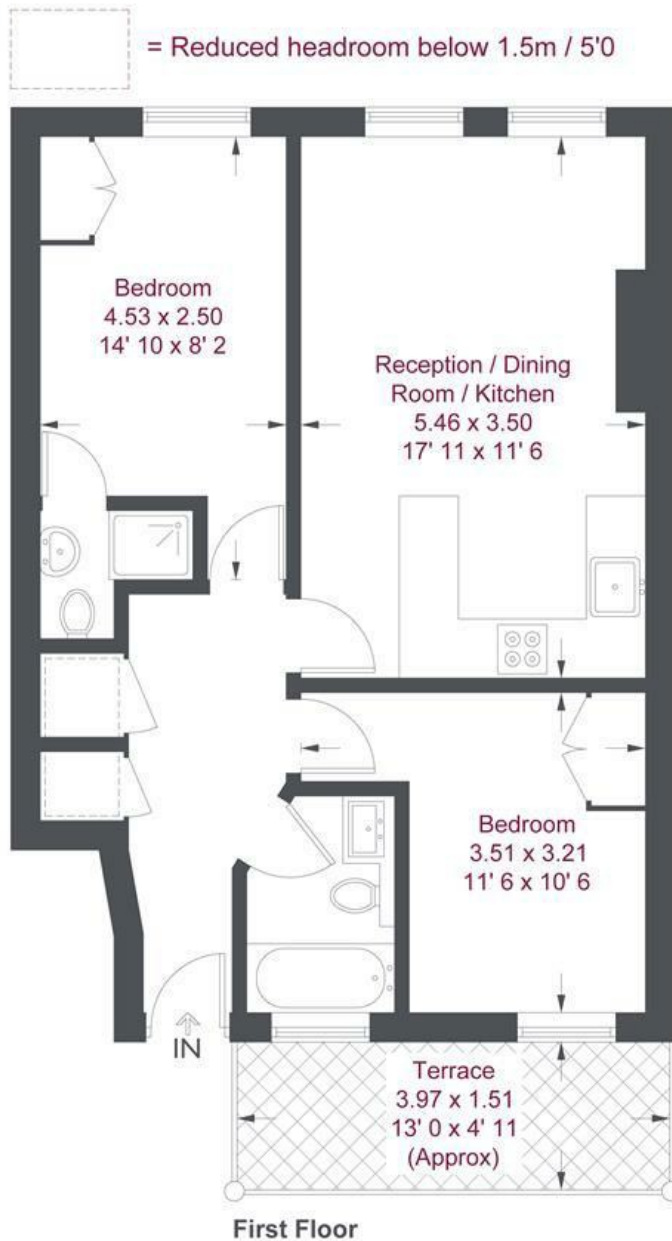


In Excess of 550 sqft



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

020 8876 6611



Colston Villas

Approximate Gross Internal Area = 556 sq ft / 51.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 13 sq ft / 1.2 sq m
 Total = 569 sq ft / 52.9 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	77	80

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

