



JAMES  
ANDERSON



## FOR SALE






**£600,000**






Temple Sheen Road, East Sheen, SW14

Offers In Excess Of

A spacious two bedroom ground floor apartment situated near Sheen Mount primary school. This beautiful property has been updated throughout and has accommodation arranged to provide two double bedrooms both with fitted wardrobes, a modern fitted kitchen, a modern family bathroom, a separate utility cupboard and a spacious double aspect reception room with sliding doors leading to a south facing private terrace. Furthermore, the property opens directly onto the established and well-maintained communal grounds and also has a private garage. Merricks Court is a popular low-rise private development located in the highly desirable Parkside area of East Sheen. Sheen Mount primary school, Richmond Park and Sheen Common are all within easy reach together with the extensive shopping and leisure amenities of Upper Richmond Road West. Mortlake mainline station is also within 0.7 miles of Merricks Court providing direct train services to and from London Waterloo.

Council tax band = D

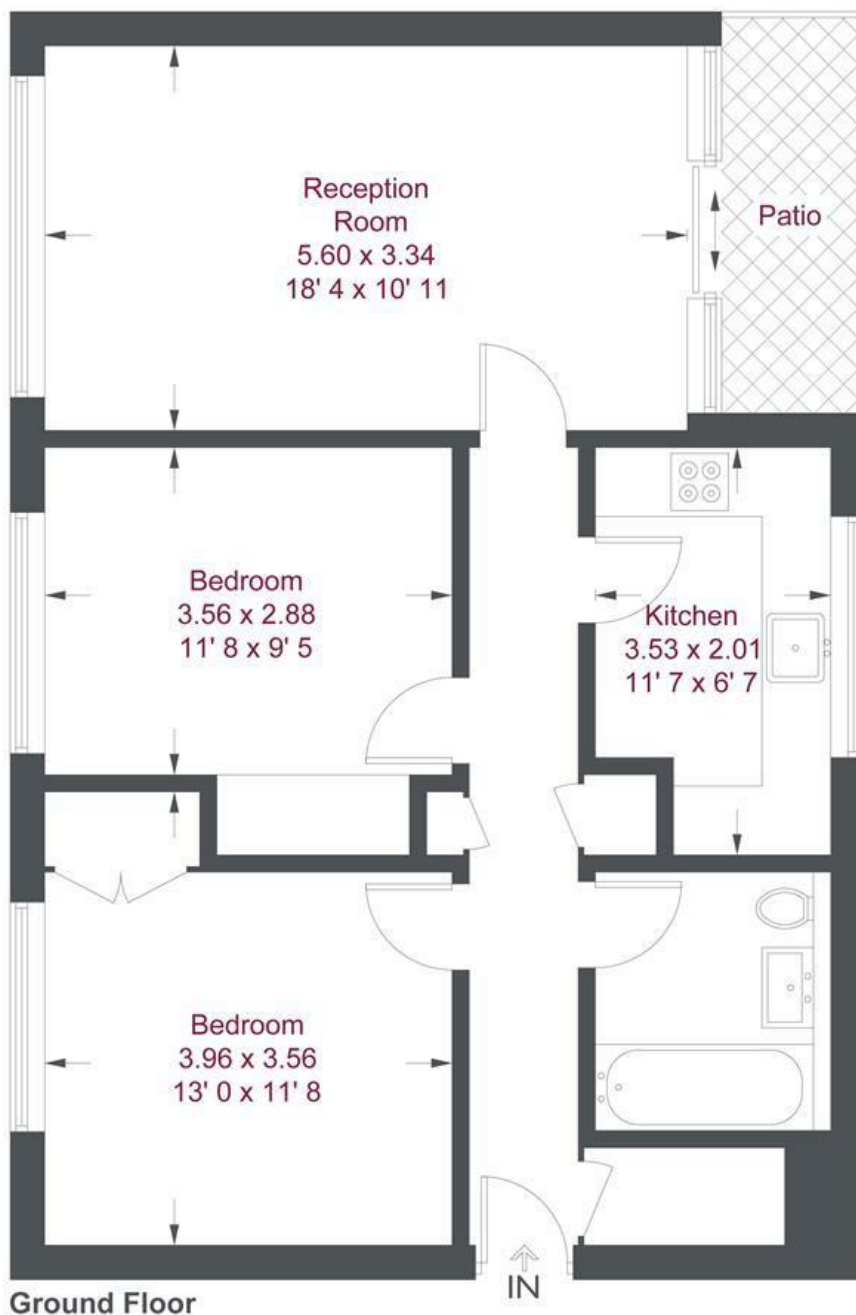
-  Two Double Bedrooms
-  One Family Bathroom
-  One Reception Room
-  Modern Integrated Kitchen
-  EPC Rating D

-  Mortlake Station
-  Sheen Mount Primary School Catchment
-  Parkside Location
-  Ground Floor With Private Patio
-  Private Garage



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

020 8876 6611



### Merricks Court

Approximate Gross Internal Area = 726 sq ft / 67.5 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>57</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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