



JAMES  
ANDERSON



## FOR SALE

**£625,000**

Sheen Lane, East Sheen, SW14

An opportunity to purchase a substantial period apartment set within a building of Townscape Merit offering over 1180 sqft of bright and spacious lateral accommodation. The property is presented in excellent condition throughout and occupies the second floor with far reaching panoramic views over and across the skyline. The accommodation is arranged to provide a bright 18ft reception room, a separate kitchen/breakfast room, principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property boasts a wealth of period features throughout and has recently replaced all windows with new double glazing. Sheen Lane is in the heart of East Sheen village moments from Mortlake Station providing direct access to Central London. The outstanding Thompson House school is just a short walk away, as is the High Street of East Sheen and Richmond Park. The property further benefits from no external management charges.

Full lease and service charge details are available on request.



Four Bedrooms



Two Bathrooms



Spacious Living Space



Modern Kitchen



EPC rating C



Mortlake Station



Thompson House Primary School



Excellent Location



Second Floor Apartment

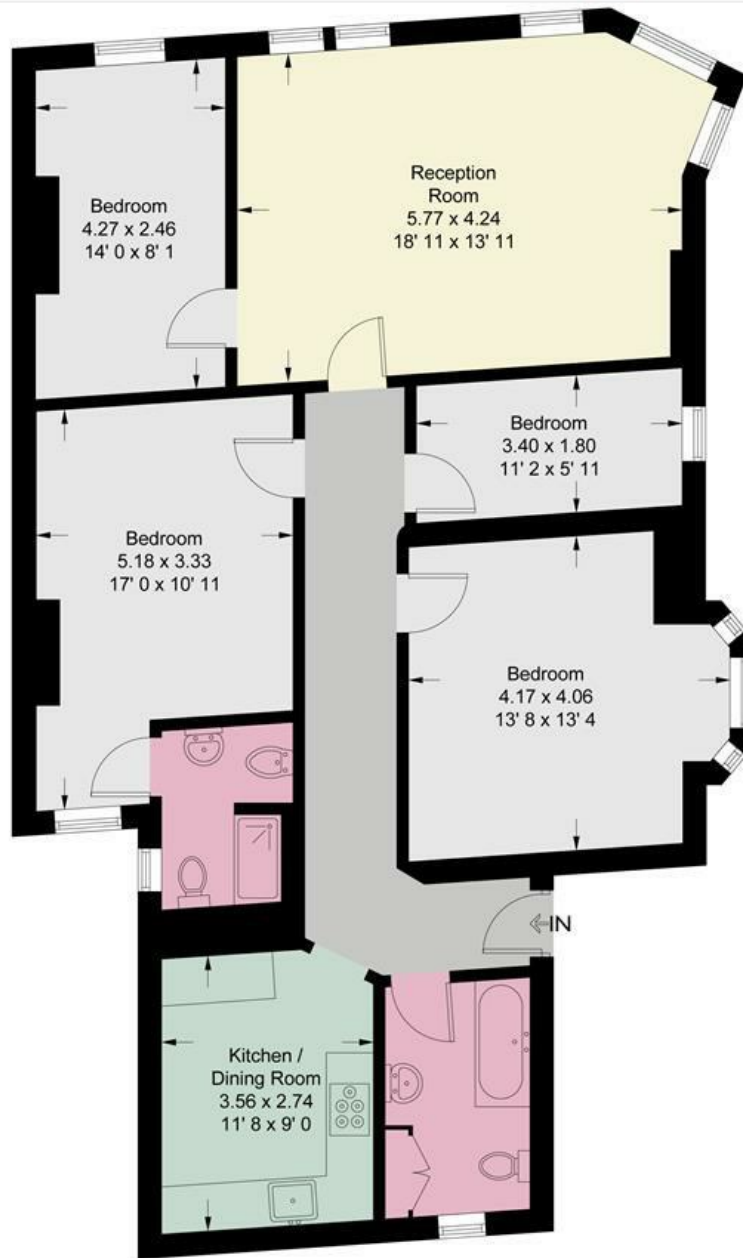


In Excess of 1100sqft



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

020 8876 6611



Second Floor

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	77	84

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>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

