



**JAMES
ANDERSON**



FOR SALE

£475,000

Sheen Lane, London, SW14

A well presented split level conversion apartment directly overlooking Mortlake Green situated within a handsome period building offering near 840 sqft of adaptable accommodation. The apartment is accessed via a communal entrance hall with own front door leading into the ground floor accommodation which comprises a reception room which is flooded with natural light benefiting from two large floor-to-ceiling windows and leads to an open plan fitted kitchen. The reception room also provides access to an inner split level hall with doors to bedrooms two and three and a modern bathroom. The reception room further provides access via a spiral staircase down to the spacious 20 ft lower ground floor master bedroom which provides ample storage space. Outside to the rear is a small communal garden which is mostly laid to lawn with flower and shrub displays. Mortlake Green (photographed) is adjacent to the property and provides additional public outside space.

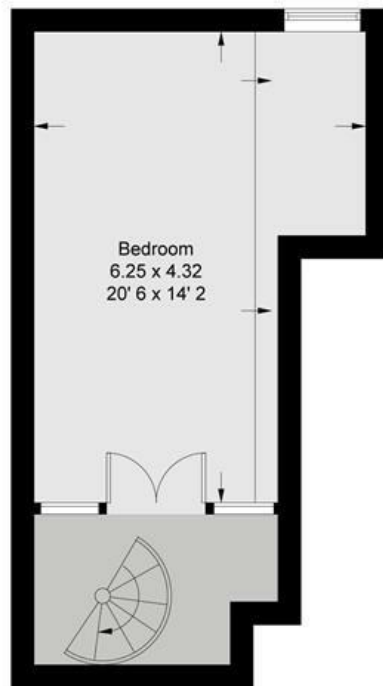
Lease Term : 999 years from 25 December 1982
Council tax band E
Annual service charge £1,980
Annual ground rent £100

-  Three Bedrooms
-  Mortlake Station Nearby
-  One Bathroom
-  Thompson House School
-  Open Plan Reception Room
-  PRIVATE DEVELOPMENT
-  Fully Equipped Kitchen
-  Long Lease
-  EPC Rating
-  No Onward Chain



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

020 8876 6611



Lower Ground Floor
323 sq ft / 30 sq m



Ground Floor
515 sq ft / 47.9 sq m
(Excluding Void)

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		

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			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
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