



**JAMES
ANDERSON**



FOR SALE

£1,200,000

Holmesdale Avenue, East Sheen, SW14

A very spacious and well-planned 4 bedroom semi detached family home arranged over three floors. The ground floor provides a beautiful formal living room, a separate open plan kitchen / family room with bi-fold doors which lead out onto a well maintained west facing garden. The property is also arranged to provide a useful utility and cloakroom on the ground floor. The first floor provides a master en-suite with built in wardrobe space, two further bedrooms and a separate family bathroom. The top floor offers a further double bedroom and separate study area with ample eaves storage throughout.

The property is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. The property is also within walking distance to Mortlake Station which provides direct services to London Waterloo.

OPEN HOUSE SATURDAY 28TH MAY



Four Bedrooms



Family Bathroom and Separate Shower Room



Beautiful Living Room



Open Plan Kitchen/Family Room



EPC rating D



Mortlake Train Station



Excellent Local Schools



Pretty Conservation Area



West Facing Rear Garden



Separate Utility and Cloakroom

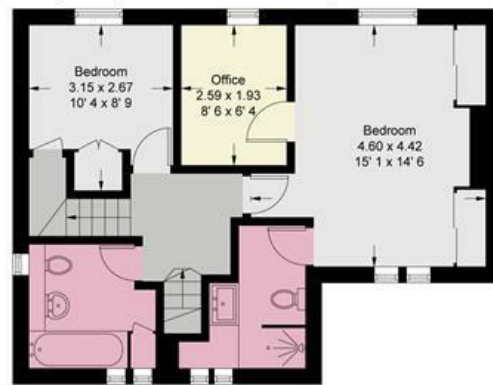
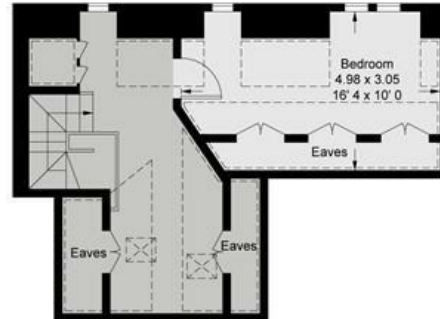
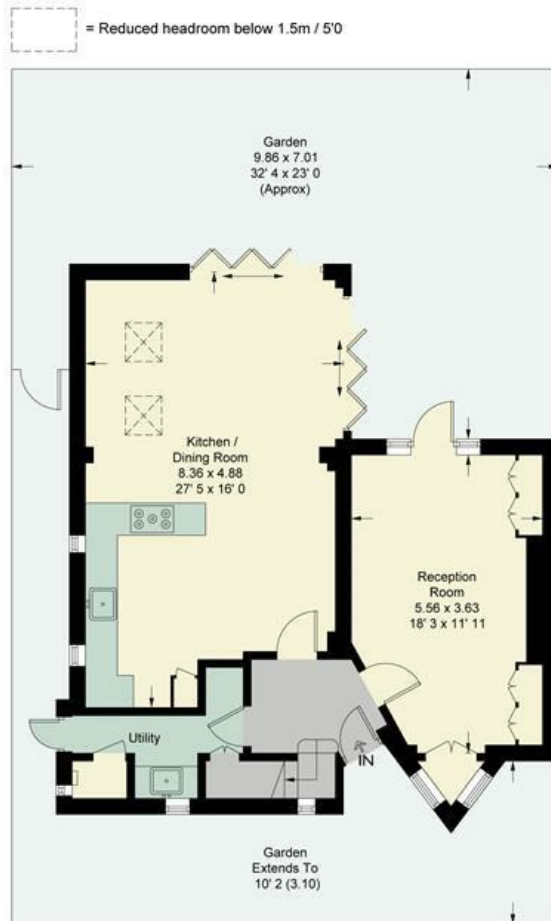


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Holmesdale Avenue

Approximate Gross Internal Area = 1460 sq ft / 135.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 183 sq ft / 17 sq m
 Total = 1643 sq ft / 152.7 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	

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	

