



JAMES  
ANDERSON



## FOR SALE

£1,300,000

Grosvenor Avenue, London, SW14

SOLD OFF MARKET. SIMILAR PROPERTIES URGENTLY REQUIRED.

A spacious four bedroom period home located near the 'Outstanding' East Sheen Primary School. The property features a generous west-facing garden, well proportioned rooms, high ceilings, original sash windows and is in excellent decorative order throughout. The ground floor living space offers entrance hallway, bay fronted double reception room, cloakroom, under stairs storage and a kitchen/ breakfast room with doors to the garden. Stairs lead to the first floor which comprises a split landing, large bay fronted master bedroom, two further double bedrooms and a family bathroom. The converted loft space includes a further double bedroom with en-suite shower room and plenty of useful eaves storage. There is a paved front garden and a west facing private rear garden with an outbuilding equipped with power. The property offers an amazing opportunity for growth with potential to extend the kitchen area into the side return and to add a further bedroom in the loft. In my opinion this home is ideal for couples and families looking for a long term home. As you know, Grosvenor Avenue is a highly sought after location providing convenient access to local shops, Palewell Common, Richmond Park and East Sheen Town centre.



Four Bedrooms



Two Bathrooms



Through Reception Room



Eat In Kitchen



EPC Rating E



Mortlake Station



East Sheen Primary School



Popular Residential Location



West Facing Garden



Potential To Extend (STPP)



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

020 8876 6611



## Grosvenor Avenue

Approximate Gross Internal Area = 1597 sq ft / 148.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 212 sq ft / 19.7 sq m  
 Shed = 68 sq ft / 6.3 sq m  
 Total = 1877 sq ft / 174.4 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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