



**JAMES
ANDERSON**



FOR SALE

£625,000

Sheen Gate Gardens, London, SW14

A modern two double bedroom apartment with a private garden located in the centre of East Sheen. This stunning property is presented to an exceptionally high standard throughout and offers approximately 700 sqft of accommodation that comprises; entrance hall, an 18ft reception room with space for dining, a beautifully finished fully fitted contemporary kitchen, principal bedroom with built in wardrobes, further double bedroom and a modern family bathroom. The generous specification includes Hansgrohe taps, bath and shower fittings, solid wood flooring to all living areas, double glazing throughout, Cat 5 wiring and underfloor heating. There is also allocated a private garden area to the rear of the property. The property is ideally located for Mortlake Station providing direct access to Central London whilst the extensive shopping and leisure amenities of both East Sheen and Richmond.

Lease remaining = 976 years (share of freehold)

Service charge = £900 per year



Two Double Bedrooms



One Modern Bathroom



18ft Reception Room



New Fully Fitted Kitchen



Share Of Freehold | EPC Rating C | Council Tax D



Mortlake Station (Zone 3)



Excellent Local Schools Nearby



Parkside Location



Private Garden



Share Of Freehold



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

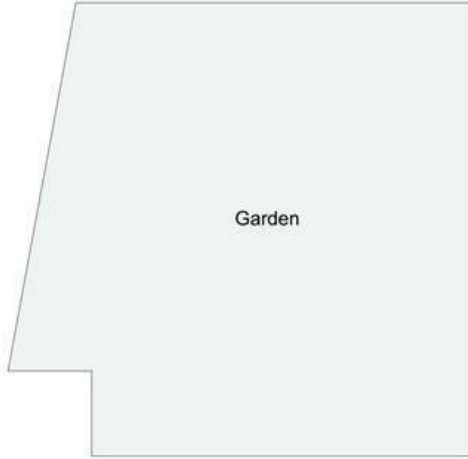
020 8876 6611

Crane Court

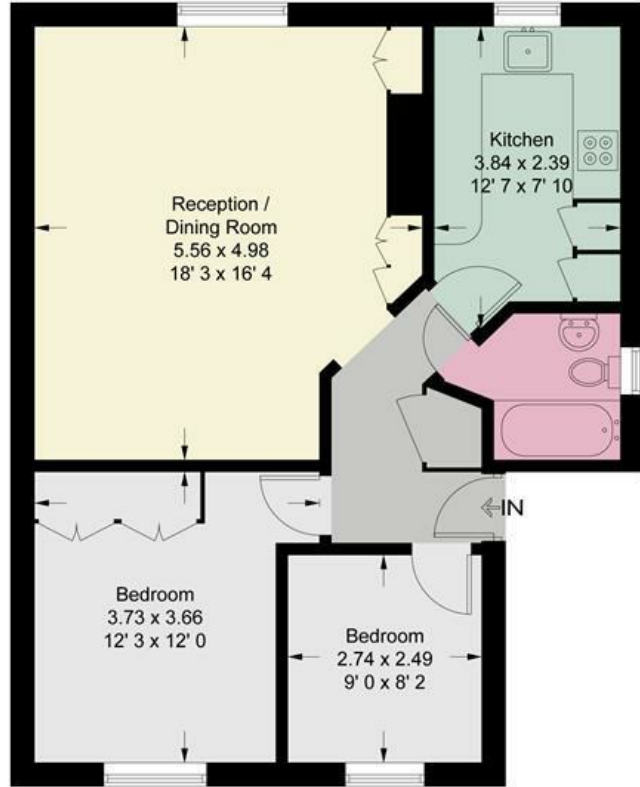
Approximate Gross Internal Area = 692 sq ft / 64.3 sq m



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(Not Shown In Actual Location / Orientation)



First 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

