



**JAMES  
ANDERSON**



## FOR SALE

**£825,000**

Elm Road, London, SW14

A stunning two bedroom Victorian conversion apartment with a private west facing garden located moments from the centre of East Sheen. This beautiful property has been extended and remodelled to provide an entrance hall with ample built in storage, a large reception room with high ceilings with original ceiling mouldings, a sash bay window and an open fireplace, a fabulous master bedroom and further double bedroom, modern bathroom, utility area and an extended kitchen / dining room with doors out to the private garden. The property retains many of its original period features and benefits from side access and a large shed suitable for home office or storage with lighting and power sockets at the rear. Elm Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.

Lease Remaining: 149 YEARS

Ground Rent: £0

Service Charge: £700 PER YEAR (approx)

-  Two Bedrooms
-  Close To Mortlake Station (Zone 3)
-  One Modern Bathroom
-  Thomson House Primary School
-  Bay Fronted Reception Room
-  Pretty Residential Road
-  Kitchen / Dining Room
-  Private West Facing Garden
-  Leasehold | EPC Rating C | Council Tax D
-  Long Lease



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

020 8876 6611

# Elm Road

Approximate Gross Internal Area = 910 sq ft / 84.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Shed = 142 sq ft / 13.2 sq m  
 Total = 1059 sq ft / 98.4 sq m



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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	71	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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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