



**JAMES  
ANDERSON**



# FOR SALE

**£350,000**

Sheen Lane, London, SW14

A fabulous one-bedroom flat located in a central position in Sheen. This bright and airy top floor (second floor) apartment has one large double bedroom, a modern bathroom and an open-plan kitchen with generous work top space and a sizeable living room with picturesque roof top views across East Sheen. The property also has the bonus of a communal garden at the rear, access to a large loft area that is ideal for storage, and a gated access to a bike rack behind the property. Sheen Lane is ideally located for Mortlake Station providing direct access to Central London as well as the extensive shopping and leisure amenities the area has to offer. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

Lease Remaining: ASK AGENT

Service Charge: £750 per year

Ground Rent: £55 per year



One Bedroom



One Bathroom



Open Plan Reception Room



Kitchen With With Appliances



Leasehold | EPC D | Council Tax C



Mortlake Station (Zone 3)



0.7 Miles To Richmond Park



Central Sheen Location



Access To Large Loft Area

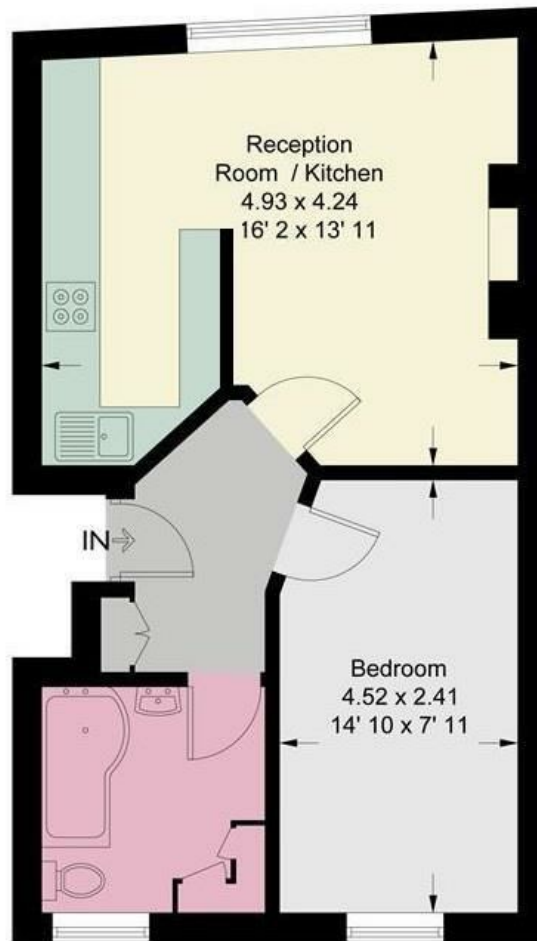


Communal Garden & Bike Store



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

020 8876 6611



**Second Floor**  
465 sq ft / 43.2 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>61</b>	<b>75</b>
<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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