



**JAMES
ANDERSON**



FOR SALE

£1,250,000

Holmesdale Avenue, East Sheen, SW14

A spacious and extremely well presented semi detached "Arts and Crafts" style family home arranged over three floors. The ground floor comprises a beautiful formal living room, a stunning kitchen/family room with bi-fold doors leading out to the garden, a separate utility room and downstairs cloakroom.

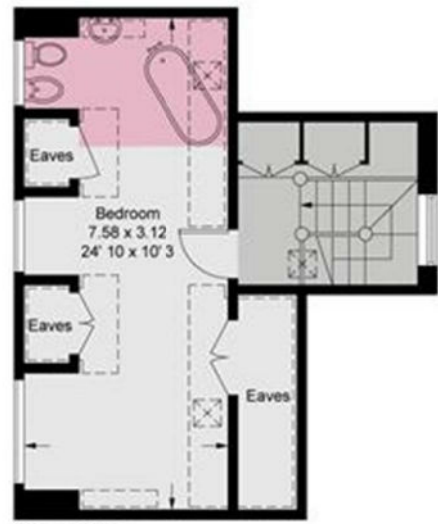
The first floor provides two double bedrooms with ample built in storage, a further single bedroom and two bathrooms (one en-suite) that are both equipped with underfloor heating. The second floor offers an open plan suite with bedroom and luxury bathroom again with underfloor heating. Outside there is a west facing rear garden with gated side access. 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. Mortlake Station which provides direct services to London Waterloo is within walking distance.

-  Four Bedrooms
-  Three Bathrooms
-  Large Living Room
-  Stunning Kitchen/Family Room
-  Freehold | EPC E | Council Tax F
-  Close to Mortlake Station
-  Excellent Local Schools
-  Pretty Conservation Area
-  West Facing Rear Garden
-  Well Presented Throughout



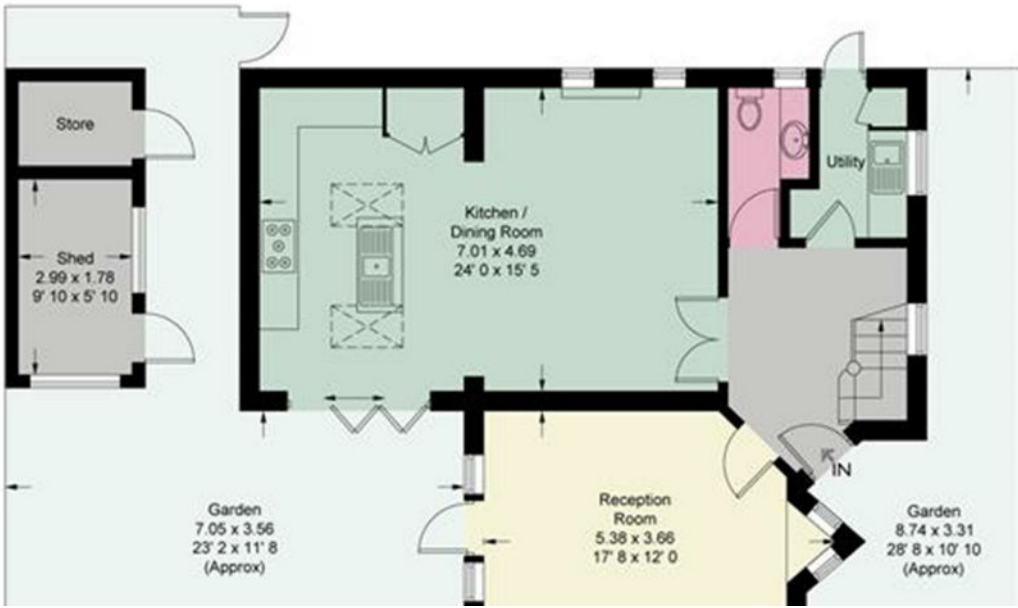
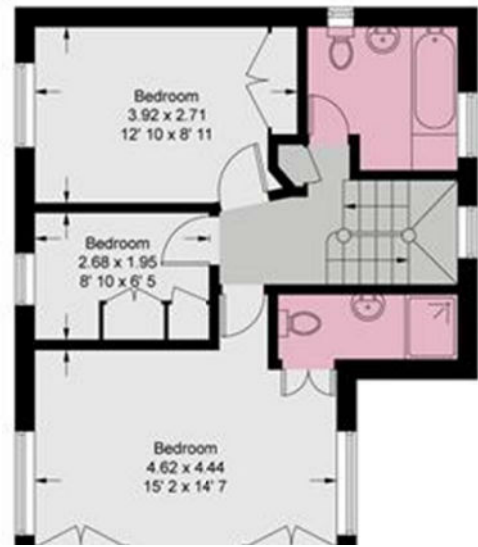
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Second Floor
372 sq ft / 34.6 sq m
 (Including Reduced Headroom / Eaves)

= Reduced headroom below 1.5m / 5'0"



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>			
		49	75
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>			
		40	68
England & Wales		EU Directive 2002/91/EC	

