



**JAMES
ANDERSON**



FOR SALE

£550,000

Shalstone Road, London, SW14

A stunning split-level TWO BEDROOM, TWO BATHROOM, apartment presented in excellent condition close to Mortlake station, outstanding-rated primary schools and Richmond Park. This bright and spacious home is accessed via its own front door and has accommodation arranged to provide entrance hallway, a modern kitchen / dining room that is open plan to the living area, two good sized bedrooms, two modern bathrooms (one en-suite) and ample storage built into the eaves. There is also a private garden area and bike store to the front of the property and the sale will include the FREEHOLD for the building.

With the great outdoors at your fingertips on the Thames Path, Kew Botanical Gardens, and Richmond Park, ample transport links and road connections, outstanding-rated local schools, and easy access to Kew, Mortlake, and Richmond town centres, this gem of a flat is not to be missed



Two Bedrooms



Two Bathrooms



Modern Kitchen



Open Plan Living Room



FREEHOLD | EPC E | Council Tax D



Mortlake Station (Zone 3)



Sheen Mount/Holy Trinity/Thomson House Primary Schools



Residential Location



Split Level Apartment (786 sqft)



Presented In Excellent Condition

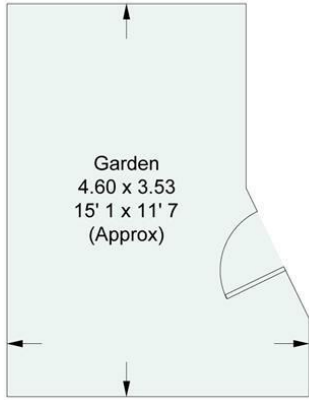


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

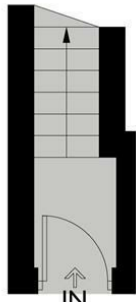
020 8876 6611

Shalstone Road

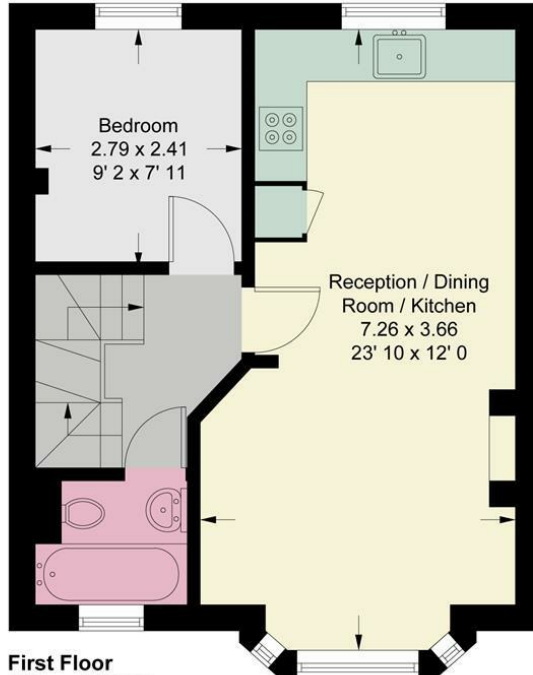
Approximate Gross Internal Area = 689 sq ft / 64 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 97 sq ft / 9 sq m
 Total = 786 sq ft / 73 sq m



Ground Floor

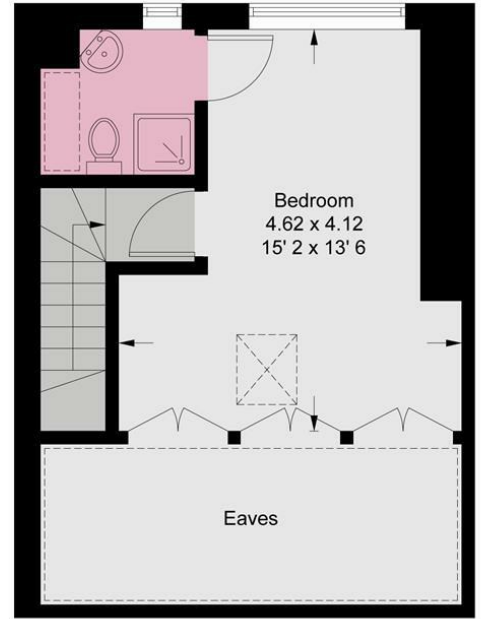


Ground Floor
28 sq ft / 2.6 sq m



First Floor
418 sq ft / 38.8 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
340 sq ft / 31.6 sq m
(Including Reduced Headroom / Eaves)

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		55	66
(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			
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