



**JAMES
ANDERSON**



FOR SALE

£4,500,000

Sheen Lane, London, SW14

A beautifully presented and substantial detached family house with accommodation measuring in excess of 3,900 sq ft situated in this most prestigious location moments from Richmond Park whilst also being within a ten minutes walk of all the amenities the area has to offer. The property is set on a bold corner plot with a west facing garden and off street parking.



Six Bedrooms



Five Bathrooms



Two Reception Rooms



Bespoke Fully Integrated Kitchen



Freehold | EPC D | Council Tax H



Mortlake Station (ZONE 3)



Excellent Local Schools



Detached House



South West Facing Garden



Off Street Parking



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

020 8876 6611

Sheen Lane

Approximate Gross Internal Area = 3983 sq ft / 370.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 587 sq ft / 54.5 sq m
 Summer House = 107 sq ft / 10 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
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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		

