FOR SALE

£650,000

Vernon Road, London, SW14

A beautifully presented two bedroom ground floor apartment with a private south facing garden. This bright and spacious home forms part of a detached house and benefits from windows to all sides of the property. You access via your own front door and accommodation is arranged to provide a principal bedroom with en-suite shower room, a second double bedroom, a modern family bathroom, eat in kitchen and a bright south facing reception room with French doors out to a private south facing garden. Vernon Road is a desirable road moments from East Sheen High Street with its numerous shops and restaurants as well as Mortlake station. This property will also be sold with no onward chain.

Tenure: Share of freehold
Ground rent: £0
Service charge: share of buildings insurance

- Two Double Bedrooms
- Two Modern Bathrooms
- One Reception Room
- Eat In Kitchen / Dining Room
- Share Of Freehold | EPC D | Council Tax D

- Mortlake Station (Zone 3)
- Thomson House Primary School
- Central Location
- Share Of Freehold
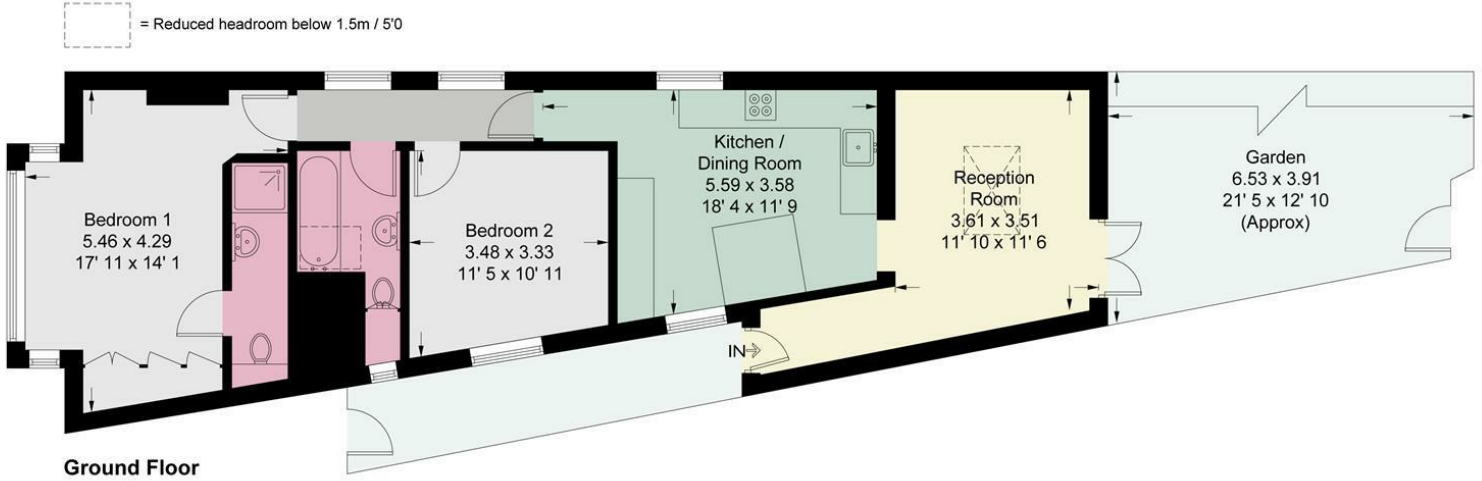- Private SOUTH Facing Garden

Vernon Road

Approximate Gross Internal Area = 797 sq ft / 74.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.7 sq m
Total = 805 sq ft / 74.8 sq m

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[ ] = Reduced headroom below 1.5m / 5'0

Bedroom 1
5.46 x 4.29
17' 11 x 14' 1

Bedroom 2
3.48 x 3.33
11' 5 x 10' 11

Kitchen / Dining Room
5.59 x 3.58
18' 4 x 11' 9

Reception Room
3.61 x 3.51
11' 10 x 11' 6

Garden
6.53 x 3.91
21' 5 x 12' 10
(Approx)

IN →

Ground Floor

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	63	
(39-54) E		74
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC