



**JAMES  
ANDERSON**



# FOR SALE











# £550,000

Hanson Close, London, SW14

# PRIVATE WEST FACING GARDEN - GATED PARKING - SHARE OF FREEHOLD #

A modern and extremely well presented two bedroom garden apartment in a popular development close to Mortlake station. In addition to the two bedrooms, the property offers a spacious open plan kitchen / living room with double doors out to a large private west facing garden and a new modern bathroom suite. There is also gated allocated parking and well maintained communal gardens. The Point is an "award winning" development and is ideally located within easy reach of the popular High Street of East Sheen with its numerous excellent shops and coffee bars. Mortlake mainline railway station is a short walk away providing direct access into Central London.

Service charge: £2,647 per year  
Ground rent: £0  
Tenure: Share of freehold (179 year lease)  
Council tax band: E

-  Two Bedrooms
-  Motlake Station Nearby
-  One Bathroom
-  Thomson House Primary School (OUTSTANDING)
-  Open Plan Living
-  Private Gated Modern Development
-  Modern Fully Fitted Kitchen
-  Private West Facing Garden
-  Share Of Freehold | EPC C | Council Tax E
-  Allocated Off Street Parking



# Hanson Close

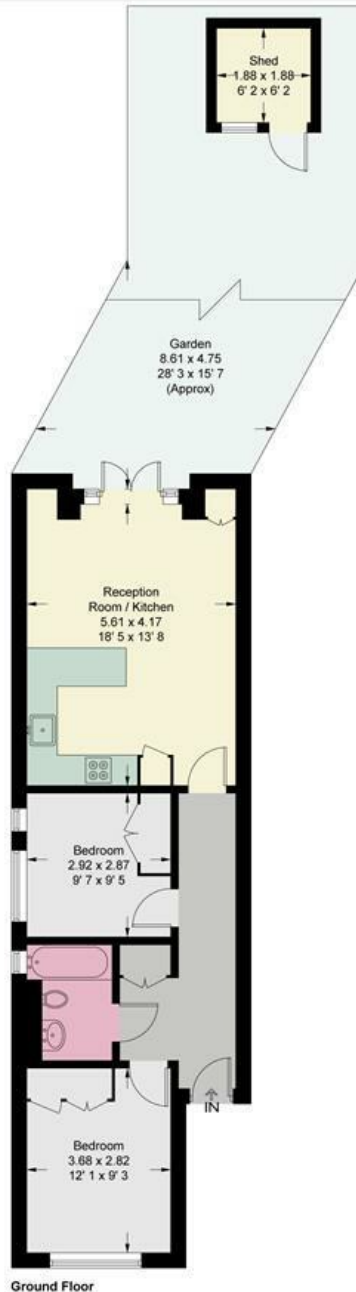
Approximate Gross Internal Area = 631 sq ft / 58.6 sq m

Shed = 38 sq ft / 3.5 sq m

Total = 669 sq ft / 62.1 sq m



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>76</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

