



**JAMES
ANDERSON**



FOR SALE

£635,000

24 Sheen Gate Gardens, London, SW14

A recently refurbished and spacious ground floor conversion apartment forming part of a handsome period building. The property is in a much requested and prestigious Parkside location. The accommodation comprises an impressive open plan kitchen / reception room with dining area set in the turreted bay, two double bedrooms, one modern family bathroom, an inner hall/study and steps lead down to a full head height basement room, ideal for use as a gym or office space. Externally the property has a private area at the front of the flat and off-street parking for one car. Sheen Gate Gardens is conveniently situated on the popular Parkside area of East Sheen and is ideal for the extensive shopping and leisure amenities in the area with Mortlake station also a short walk away.

Tenure: Share of freehold

Service charge: £800 per year

Ground rent: ASK AGENT

Please be advised the lease prohibits subletting this property.

-  Two/Three Bedrooms
-  Short Walk To Mortlake Station
-  One Bathroom
-  Excellent Local Schools
-  25ft Reception Room
-  Parkside Location
-  Modern Open Plan Kitchen
-  Private Garden Area
-  EPC C | Share of Freehold | Council Tax E
-  In Excess of 900 sqft



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

020 8876 6611

Parkside Lodge

Approximate Gross Internal Area = 941 sq ft / 87.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 8 sq ft / 0.8 sq m
 Total = 949 sq ft / 88.2 sq m



= Reduced headroom below 1.5m / 5'0



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			
England & Wales	EU Directive 2002/91/EC	70	72

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		

