



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

Palewell Park, London, SW14

A wonderful two-bedroom ground floor period flat with a private west facing garden. This lovely property is arranged to provide two double bedrooms, one family bathroom, a bright and spacious open plan kitchen / living area with French doors out to a private west facing rear garden. The apartment is accessed via its own front door with further benefits including a useful store area, a share of freehold and ample built-in storage throughout the property. Palewell Park is a desirable tree lined road located moments from East Sheen high street with its numerous shops and restaurants. The gates to Richmond Park are just a short walk away as is Mortlake station.

Tenure: Share of freehold

Service charge: £1,200 per year

-  Two Bedrooms
-  One Bathroom
-  Open Plan Reception Room
-  Kitchen With Appliances
-  Share of Freehold | EPC C | Council Tax D
-  Mortlake Station (ZONE 3)
-  Brilliant Schools In Nearby
-  Parkside Location
-  Private West Facing Garden
-  Ground Floor Flat



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

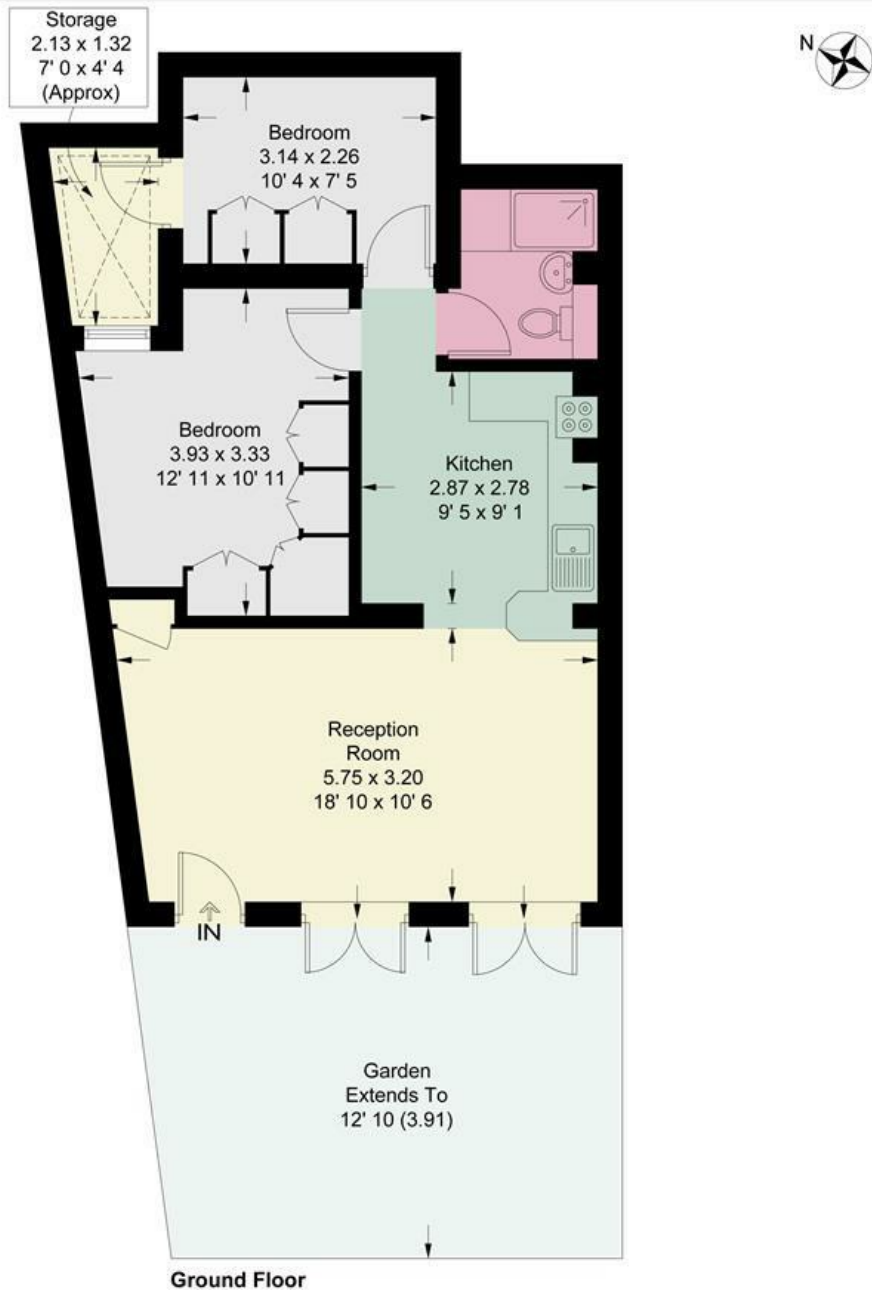
020 8876 6611

# Palewell Park

Approximate Gross Internal Area = 584 sq ft / 54.3 sq m  
 Storage = 28 sq ft / 2.6 sq m  
 Total = 612 sq ft / 56.9 sq m



**JAMES ANDERSON**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

