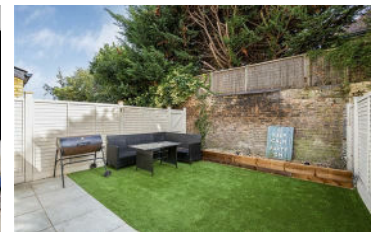




JAMES
ANDERSON



FOR SALE

£860,000

Lewin Road, London, SW14

An exceptional and larger than average, three-bedroom family house in a sought-after location close to East Sheen primary school. This stunning home is presented in excellent condition throughout with the accommodation arranged to provide a superb open plan kitchen living space with French doors leading to patio garden at the rear, three generous bedrooms, and three bathrooms, two of which are en-suite. Lewin Road is a quiet cul-de-sac located in the popular 'Royals' area of East Sheen with great access to Mortlake Station (24mins to Waterloo), Richmond Park and the River Thames. Bus routes to Barnes and Putney Stations are also just moments from the front door. East Sheen Primary School and Richmond Academy are close by as is Palewell Common with children's free play area and many sporting activities available.



Three Bedrooms



Three Bathrooms



Through Reception Room



Modern Fitted Kitchen



Freehold | EPC D | Council Tax F



Mortlake Station (Zone 3)



East Sheen Primary School



Cul-De-Sac Location



Beautifully Presented Throughout



In Excess of 1,100 sqft



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

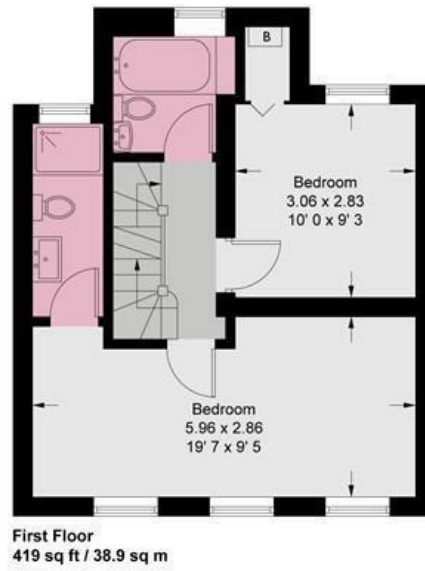
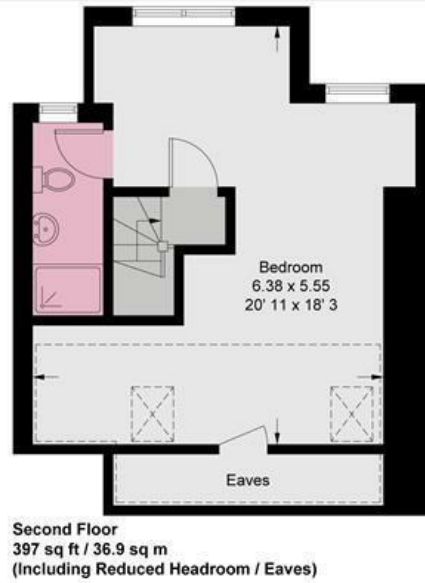
020 8876 6611

Lewin Road

Approximate Gross Internal Area = 1042 sq ft / 96.8 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 134 sq ft / 12.5 sq m
 Total = 1176 sq ft / 109.3 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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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		

