



**JAMES
ANDERSON**



FOR SALE

£895,000

Vicarage Gardens, London, SW14

GROUND FLOOR - OFF STREET PARKING - PRIVATE GARDEN - PARKSIDE LOCATION

A rarely available garden apartment with off road parking situated moments from the entrance to Richmond Park. This charming property occupies the ground floor of a period building with accommodation arranged to provide a large south-facing reception room, two double bedrooms, a modern bathroom and an open-plan kitchen/dining room which benefits from a log burner and access to a beautifully maintained garden. The property also benefits from off-street parking, exceptional ceiling heights throughout and a share of freehold. Vicarage Gardens is located moments from the world famous Richmond Park as well as the cafes, bars, restaurants and boutiques that East Sheen has to offer. Mortlake train station is just a short walk offering easy access into Central London.

Tenure: Share of freehold
Service charge: ASK AGENT
Ground rent: £0

-  Two Double Bedrooms
-  0.6 Miles To Mortlake Train Station
-  One Bathroom
-  Great Location For Local Schools
-  South Facing Reception Room
-  0.3 Miles To Richmond Park
-  Eat In Kitchen / Dining Room
-  Off Street Parking
-  Share Of Freehold | EPC E | Council Tax D
-  No Onward Chain



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

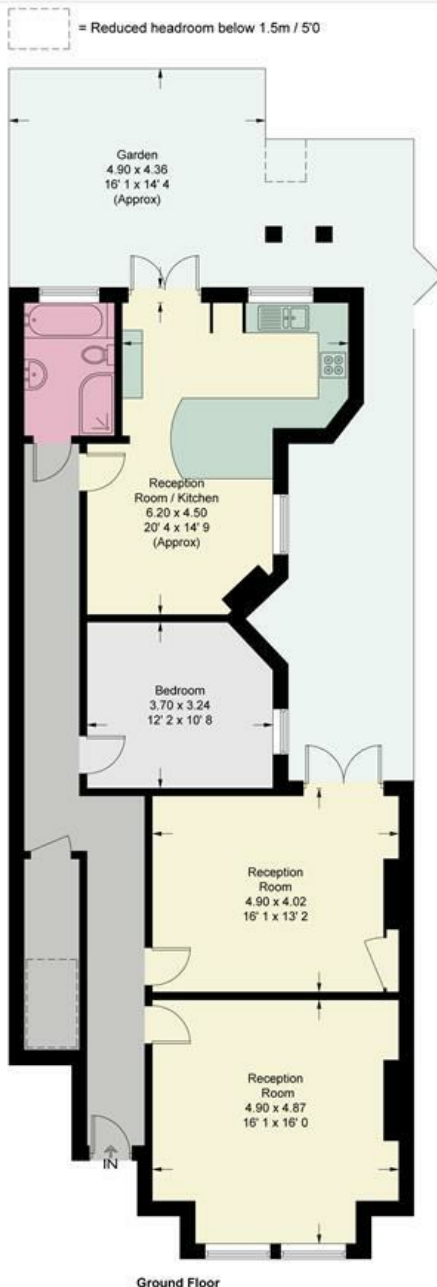
020 8876 6611

Vicarage Gardens

Approximate Gross Internal Area = 1158 sq ft / 107.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 18 sq ft / 1.7 sq m
 Total = 1176 sq ft / 109.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

