



**JAMES
ANDERSON**



FOR SALE

£595,000

Colston Road, East Sheen, SW14

A fabulous two double bedroom, two bathroom split level apartment with the benefit of a garage and south facing garden situated in this conveniently located contemporary development a minutes walk from the centre of East Sheen. Built to an exceptionally high specification the apartment features wood flooring throughout the living space, contemporary shower rooms and a high quality fully fitted kitchen/breakfast room with premium granite work surfaces. The apartment also offers state of the art eco systems such as an Airsource Heat Pump which reclaims heat from the kitchen and shower rooms and converts it to warm water through the under floor heating and also a grey water system that feeds the WC's. Both of these features lead to greatly reduced energy bills and EPC C rating.

Ground rent: £582 pa (reviewed every 10 years/passed very recently)

Service charge: £1,200

Lease remaining: 117 years



Two Double Bedrooms



Two Bathrooms



South Facing Reception Room



Modern Kitchen With Space For Dining



Leasehold | EPC C | Council Tax E



Mortlake Train Station (ZONE 3)



Close To Excellent Primary Schools



New Private Residential Development



Private Garage



Private South Facing Garden/Patio



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

020 8876 6611

Colston Road

APPROX. GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 SQ METRES
(INCLUDES GARAGE)



Ground Floor
185 sq ft / 17.2 sq m

Lower Ground Floor
648 sq ft / 60.2 sq m
(Including Reduced Headroom)

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	

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	

