



**JAMES  
ANDERSON**



# FOR SALE






**£425,000**

Sheen Lane, London, SW14

A stunning and contemporary one bedroom top floor apartment located in the heart of East Sheen. This immaculate property has been beautifully refurbished throughout with accommodation arranged to provide one double bedroom, a luxury bathroom, an open plan kitchen/living area with fully integrated appliances, a separate home office space and access to a large roof terrace that is shared with only one other flat. Further benefits include access to a separate cycle store, a long lease and a two year building guarantee. The property is ideally located for Mortlake station providing direct links to London and for public transport to Hammersmith, Putney and Richmond whilst the extensive recreational amenities of Richmond Park and Palewell Common are moments away.

Tenure: Leasehold  
 Lease remaining: 117 years  
 Ground rent: £100 per year  
 Service charge: £0

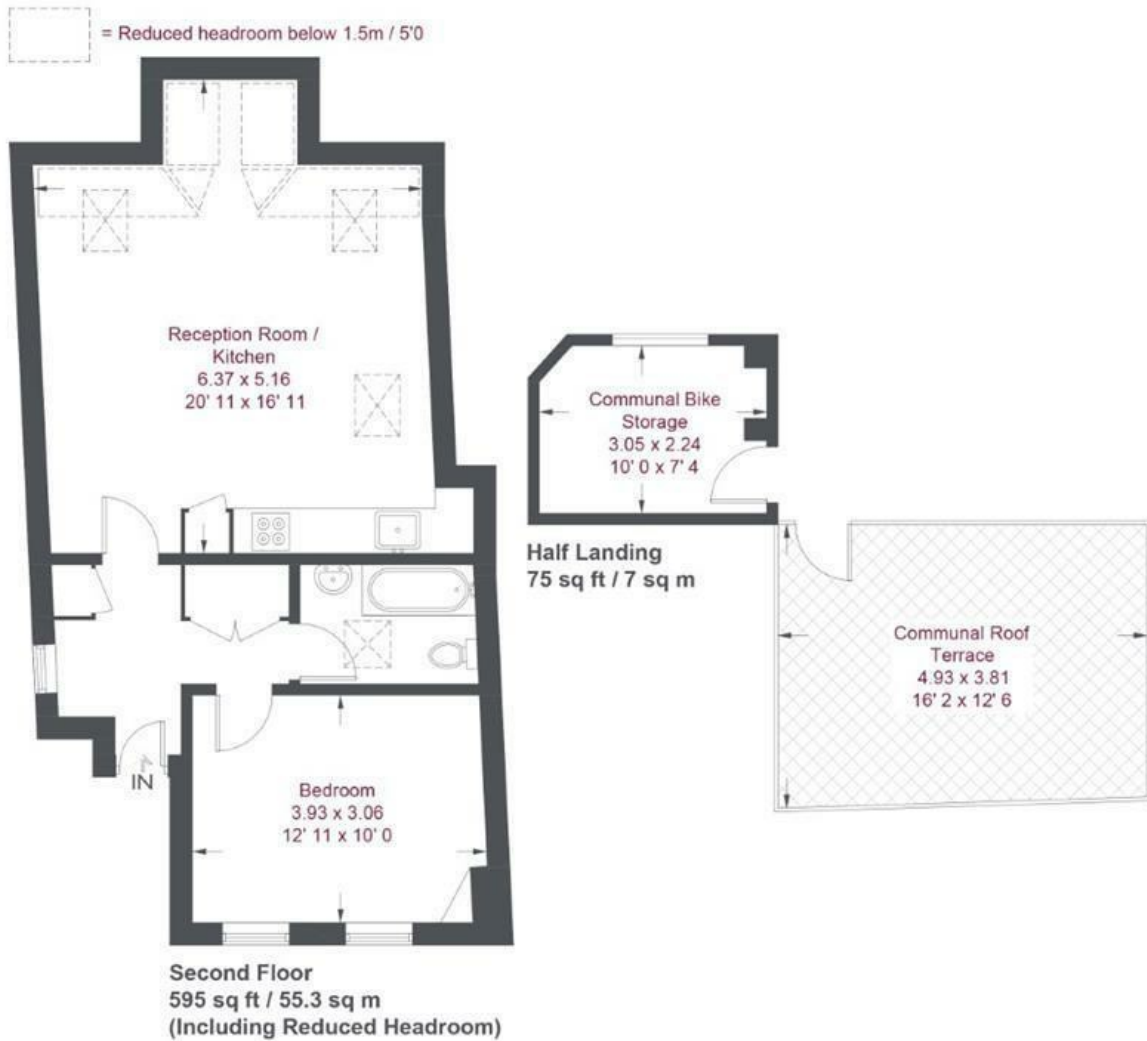
-  One Bedroom Top Floor Apartment
-  New Bathroom
-  Open Plan Living
-  Modern Fully Integrated Kitchen
-  Leasehold | EPC C | Council Tax C

-  Moments From Mortlake Station
-  Excellent Location
-  Close To Shops & Cafes
-  Roof Terrace
-  Secure Cycle Storage



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

020 8876 6611



## Sheen Lane

Approximate Gross Internal Area = 547 sq ft / 50.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 48 sq ft / 4.5 sq m

Half Landing = 75 sq ft / 7 sq m

Total = 670 sq ft / 62.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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