



**JAMES
ANDERSON**



FOR SALE

£260,000

Sheen Lane, London, SW14

Chain Free

CASH BUYERS ONLY # POTENTIAL 7% YIELD # EXCELLENT BUY TO LET OPPORTUNITY

A superb two-bedroom first floor flat offering great buy to let potential and ideally situated close to Mortlake station and all the local amenities that East Sheen has to offer. The property is well presented throughout and offers a bright living room with a feature fireplace, a kitchen with appliances, two double bedrooms and a shower bathroom. The property will be sold with NO ONWARD CHAIN and is also ideally situated for access to local shops, schools, Mortlake Station, Richmond Park and The River Thames. Viewing is highly recommended.

Please be advised this property will be subject to additional service charge payments for pending repairs (contact agent for information)

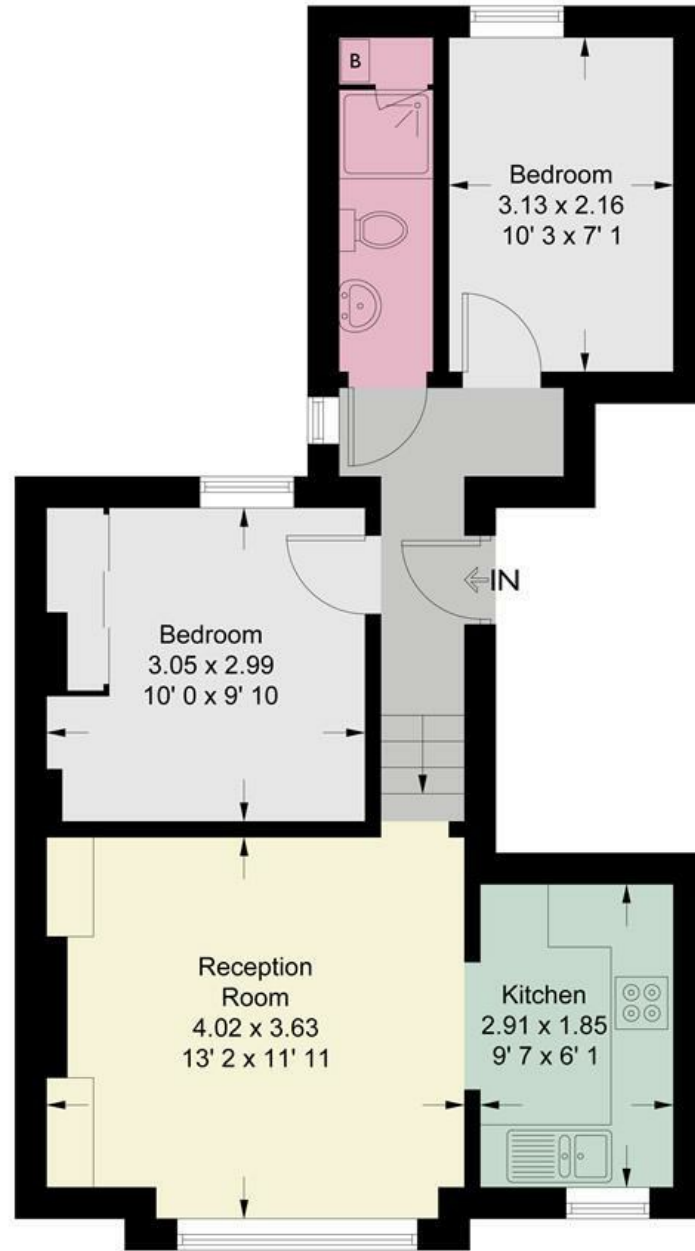
Lease remaining: 90 years
Ground Rent: £200 pa
Service Charge: £250 pa

-  Two Bedrooms
-  Short Walk To Mortlake Station
-  One Bathroom
-  Excellent Local Schools Nearby
-  West Facing Reception Room
-  Central Location
-  Open Plan Kitchen / Living
-  No Onward Chain
-  Leasehold | EPC C | Council Tax C
-  Ideal Investment Purchase



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

020 8876 6611



First Floor

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			89
(81-91) B			
(69-80) C		69	
(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	

