



JAMES ANDERSON



# FOR SALE

# £550,000











Church Avenue, London, SW14

A one bedroom garden maisonette neatly positioned in the heart of East Sheen. This lovely apartment has bags of period charm and is accessed via its own front door. The accommodation is arranged to provide a wide entrance hallway, a modern bathroom, kitchen with space for dining, a separate utility area, one double bedroom and a reception room with French doors out to a private west facing garden. Further benefits include double glazing throughout, useful side access to the garden and external storage. Church Avenue is a brilliant location with all the local amenities within easy reach. Mortlake station is just a short walk away making for a safe walk home and not forgetting that Richmond Park is also nearby. Viewing is highly recommended.

Tenure: Share of freehold (166 year lease)

Ground rent: £0

Service charge: £0

-  One Double Bedroom
-  Moments From Mortlake Train Station (ZONE 3)
-  One Bathroom
-  Ideal First Time Buy / Downsize
-  Separate Reception Room
-  Central Location
-  Modern Eat In Kitchen
-  Presented In Excellent Order
-  Share Of Freehold | EPC D | Council Tax
-  Private West Facing Garden



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

020 8876 6611

# Church Avenue

Approximate Gross Internal Area = 606 sq ft / 56.2 sq m

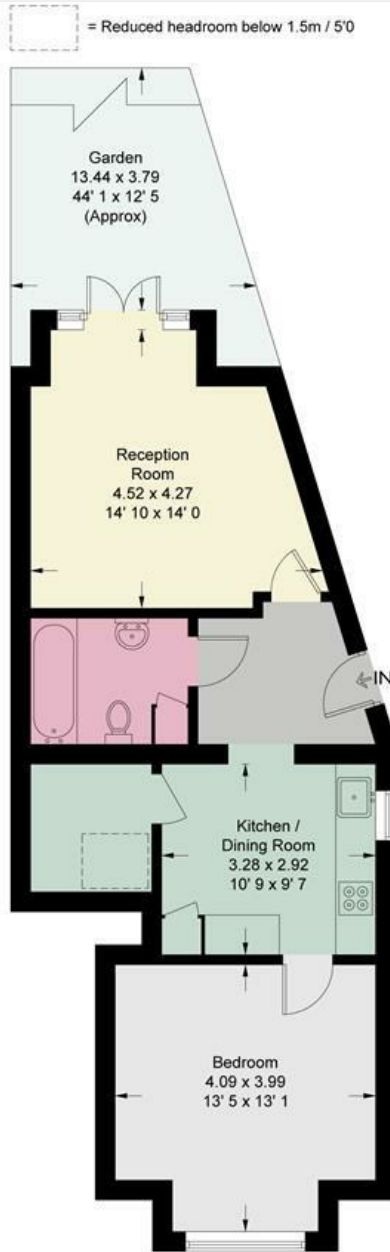
(Excluding Reduced Headroom)

Reduced Headroom = 9 sq ft / 0.9 sq m

Total = 615 sq ft / 57.1 sq m



**JAMES  
ANDERSON**



Ground 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
<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>		
(55-68) <b>D</b>		
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