



**JAMES  
ANDERSON**



# FOR SALE

**£385,000**











## Sheen Lane, East Sheen, SW14

A bright and well presented period conversion flat offering 529 sq ft of stylish accommodation. The property is ideally located for Mortlake station, providing direct links into Central London and for public transport links to Barnes, Hammersmith, Putney and Richmond. The accommodation consists of an entrance hall with storage cupboards, a reception room with open plan fitted kitchen, a double bedroom with fitted wardrobes, a second bedroom with fitted wardrobe and a modern bathroom. Sheen Lane is centrally situated for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. The property would be a perfect home for professionals, couples or buyers wanting a safe and secure pied-a-terre or an investment property. Families are equally well catered for with the Outstanding Ofsted rated Thomson House primary school located close by. The River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are approximately 0.5 miles and 0.6 miles away.

Tenure: Leasehold

Service charge: ASK AGENT

Ground rent: ASK AGENT

-  Two Bedrooms
-  Mortlake Train Station (25 minutes to Waterloo)
-  One Bathroom
-  Thomson House Primary School - OUTSTANDING
-  Open Plan Living
-  Central Location
-  Fully Fitted Kitchen
-  First Floor Apartment
-  Leasehold | EPC | Council Tax Band B
-  No Onward Chain



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

**020 8876 6611**

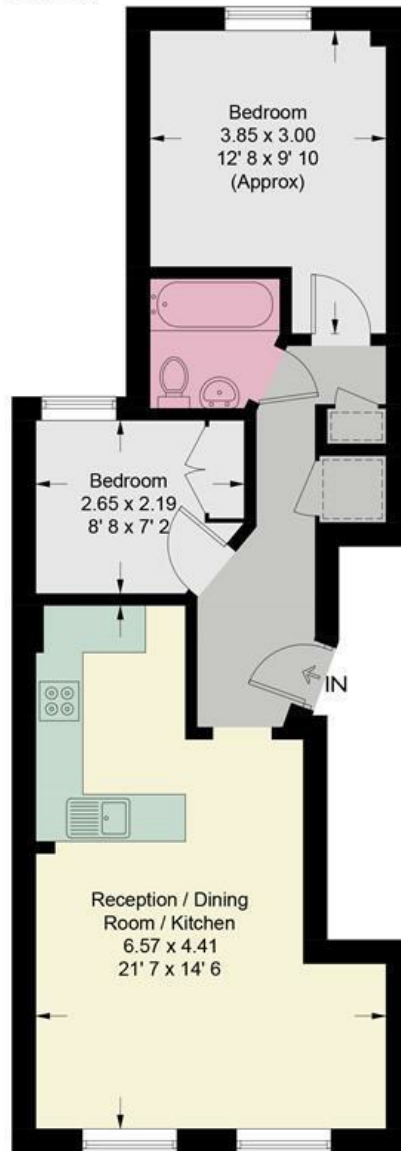
# Sheen Lane

Approximate Gross Internal Area = 523 sq ft / 48.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 8 sq ft / 0.8 sq m  
 Total = 531 sq ft / 49.3 sq m



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= Reduced headroom below 1.5m / 5'0"



**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
<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	<b>73</b>	<b>81</b>

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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