



**JAMES  
ANDERSON**













# FOR SALE

**£475,000**

Sheen Lane, London, SW14

A truly stunning and unique top floor, two-bedroom apartment with fantastic views over Mortlake green. The property is situated within a handsome period building and is in excellent decorative order throughout. This wonderfully light home has accommodation arranged to provide a newly fitted kitchen that is open plan to the living room, a modern family bathroom, principal bedroom with in-built wardrobes and a second double bedroom. The property further benefits from original wooden floors, large south facing skylight windows, impressive ceiling heights throughout, a long lease and westerly facing views over Mortlake Green.

Sheen Lane is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops, restaurants, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

-  Two Bedrooms
-  One Modern Bathroom
-  Open Plan Living Area
-  Modern Kitchen With Breakfast Island
-  Leasehold | EPC C | Council Tax D
-  Moments From Mortlake Train Station
-  Thomson House Primary School Catchment
-  Top Floor Apartment
-  Beautifully Presented Throughout
-  Views Toward Mortlake Green



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

020 8876 6611

# Sheen Lane

Approximate Gross Internal Area = 641 sq ft / 59.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 18 sq ft / 1.7 sq m  
 Total = 659 sq ft / 61.2 sq m



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= Reduced headroom below 1.5m / 5'0"



**Second 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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