



**JAMES
ANDERSON**



FOR SALE

£550,000

Portman Avenue, London, SW14

A well-presented two-bedroom first floor period apartment in a sought-after road in central East Sheen. The accommodation comprises; entrance hall, a bright west facing reception room with feature fireplace, principal bedroom, second bedroom/study, one family bathroom and fully equipped kitchen. The property further benefits from access to a large loft ideal for extending and creating additional bedroom space (subject to permission and ownership). Portman Avenue is located moments from East Sheen High Street with its numerous shops and restaurants. Mortlake Station is just a short walk away as are Thompson House and East Sheen Primary Schools..

Service charge: £0

Tenure: Leasehold (167 years remaining)

Ground rent: £0



Two Bedrooms



One Bathroom



Reception Room With Feature Fireplace



Fully Fitted Kitchen



Leasehold | EPC D | Council Tax D



Mortlake Train Station (Zone 3)



Thomson House Primary & East Sheen Primary



Pretty Tree Lined Street



POTENTIAL TO EXTEND (STPP & Loft Ownership)



No Chain



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

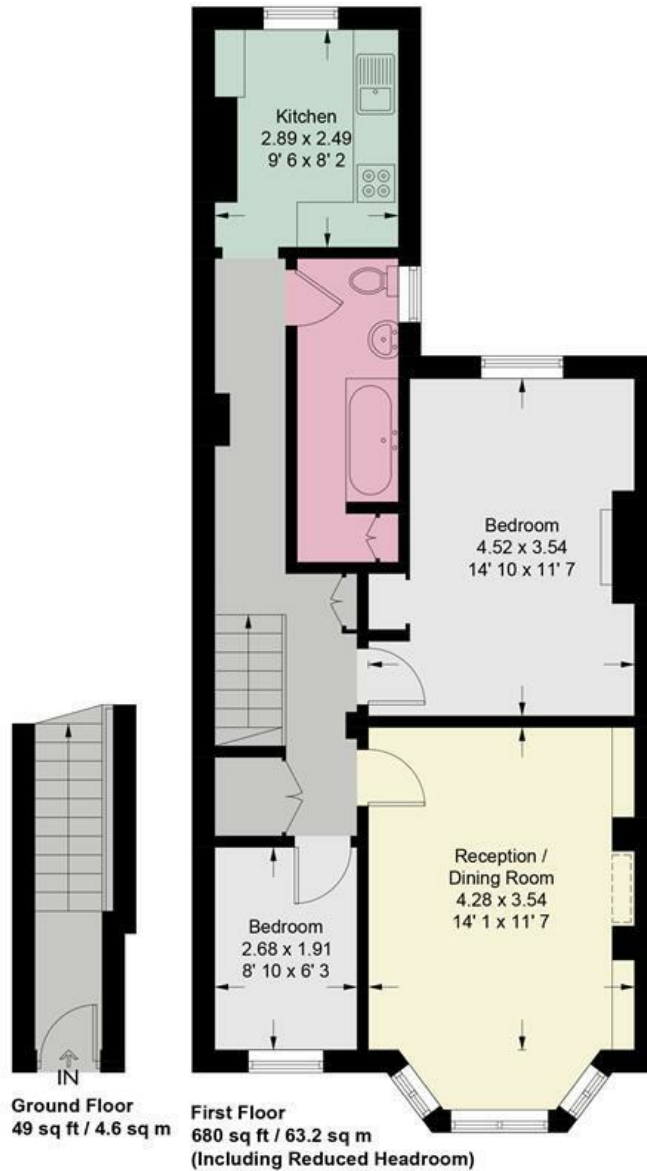
020 8876 6611

Portman Avenue

Approximate Gross Internal Area = 727 sq ft / 67.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 2 sq ft / 0.2 sq m
 Total = 729 sq ft / 67.8 sq m



= Reduced headroom below 1.5m / 5'0



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			
(81-91) B			
(69-80) C			
(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	63	77

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		

