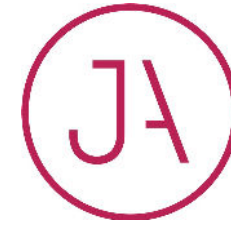




JAMES
ANDERSON

Clare Lawn Avenue
London SW14
£2,850,000



Clare Lawn Avenue London SW14

A spacious and beautifully presented five bedroom house of over 3,500 sqft situated in this highly desirable location close Richmond Park.

Arranged over three floors, this well-proportioned property comprises: two large reception rooms, study/playroom, modern kitchen, dining room, utility room, w.c. and integrated garage. On the first floor is a principal bedroom with en suite bathroom and sauna, three further bedrooms and family bathroom. To the second floor is a large double bedroom with en suite bathroom. There is off-street parking to the front of the property and a secluded 70' garden to the rear. There is also potential to further extend and enlarge subject to the usual consents.

Clare Lawn Avenue is situated in one of the most desirable areas in East Sheen located close to the Sheen Gate to Richmond Park. The excellent facilities offered by East Sheen are approximately 0.5 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is two miles away.

For transport, Mortlake railway station is approximately 0.7 miles away providing a frequent service to Waterloo and Clapham Junction. There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

















Clare Lawn Avenue

Approximate Gross Internal Area = 3264 sq ft / 303.3 sq m
(Excluding Reduced Headroom / Eaves / Including Garage)
Reduced Headroom / Eaves = 317 sq ft / 29.5 sq m
Total = 3581 sq ft / 332.8 sq m



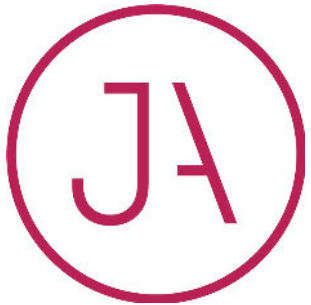
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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design 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.





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