



**JAMES
ANDERSON**



FOR SALE

Sheen Gate Gardens, London, SW14

£475,000

Offers In Excess Of

A truly unique and beautifully presented spacious one double bedroom period first floor apartment with off street parking in Parkside East Sheen. This stunning home offers an abundance of natural light and period charm with accommodation arranged to provide a large entrance hallway, one large double bedroom with built in wardrobes, a south facing reception room, kitchen and bathroom. This property benefits from striking period features including high ceilings and beautiful large windows. There is also an allocated off street parking space, a share of freehold and no onward chain.

Sheen Gate Gardens is a short walk from Sheen Common and Richmond Park, London's largest Royal Park with 2,500 acres of recreational parkland. The property is also within a few minutes' walking distance of East Sheen's extensive High Street and is extremely well-served by public transport links including Mortlake station (an 8-minute walk from the apartment) with frequent services to Waterloo (24 minutes). Additionally, an excellent doctors surgery, schools and two highly esteemed local gastropubs, both with pub gardens, are also within 5 minutes' walk of the property.

Tenure: Share of freehold

Ground rent: £0

Service charge: £1,000 per year (approx)

 One Large Double Bedroom

 One Bathroom

 South Facing Reception Room

 Kitchen With Appliances

 Share of freehold | EPC | Council Tax Band `

 Mortlake Train Station

 Period Conversion Apartment

 Parkside Location

 Residents Off Street Parking

 Beautiful Large Period Windows In Excellent Condition



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

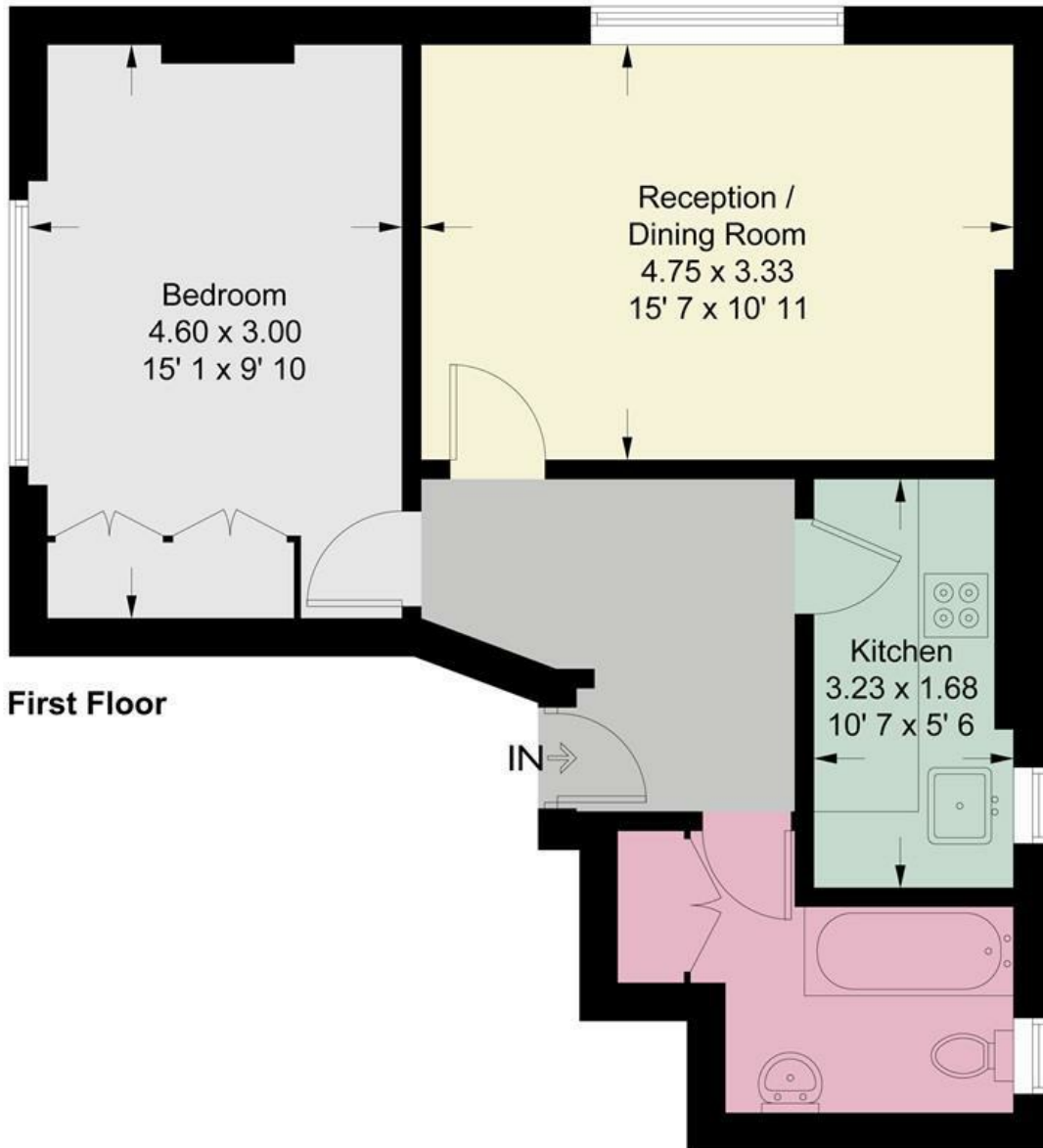
020 8876 6611

Parkside Lodge

Approximate Gross Internal Area = 523 sq ft / 48.6 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.



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		

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			
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