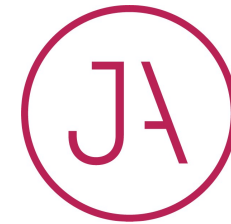




**JAMES  
ANDERSON**

Grosvenor Avenue  
London SW14  
£1,699,999



## Grosvenor Avenue London SW14

An immaculately presented five-bedroom period home on one of the most sought-after roads in East Sheen. This generously proportioned property has been recently fully and tastefully renovated to create a well-balanced living and entertaining space across three floors.

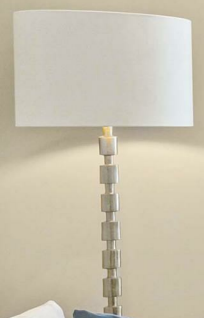
The ground floor accommodation comprises; entrance hallway with under stairs pull-out storage and WC, a generous lounge with an original working fireplace and honed slate hearth, a large, light-filled and extended kitchen/family room with a handmade wooden kitchen and 'frameless' sliding doors that open out to a south-facing garden with a tiled patio and low-maintenance artificial lawn. There is also a separate utility/boiler room that is neatly located between the kitchen and lounge. On the first floor there is a large principal bedroom with floor-to-ceiling fitted wardrobes, two further bedrooms and a modern family bathroom while the converted loft hosts an impressive guest suite with fitted wardrobes, and drawers, a stylish full height en suite shower room, and a fifth bedroom to the rear. At both the front and rear of the second floor there is an excellent amount of usable eaves storage.

Grosvenor Avenue is one of East Sheen's most attractive roads in every sense. It occupies a fantastic location, being a short walking distance to Barnes, East Sheen's shops and restaurants, and Richmond Park. Barnes, Barnes Bridge, and Mortlake train stations are all within short walking distance, offering a frequent and fast service into Waterloo. There are numerous excellent schools in the area including St Paul's School, The Harrodian, Ibstock Place School, and The Swedish School. At the primary level, the house sits a short distance from the 'Outstanding' East Sheen, Sheen Mount, Thomson House, and Barnes Primary Schools.



















# Grosvenor Avenue

Approximate Gross Internal Area = 1802 sq ft / 167.5 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 147 sq ft / 13.7 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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