



**JAMES
ANDERSON**



FOR SALE

£300,000

Sheen Lane, London, SW14

CASH BUYERS ONLY

A fabulous one-bedroom flat located in a central position in Sheen. This bright and airy top floor (second floor) apartment has one large double bedroom, a modern ensuite bathroom and a separate kitchen with generous work top space and a sizeable living room with picturesque roof top views across East Sheen. The property will be sold with no onward chain and Sheen Lane is ideally located for Mortlake Station providing direct access to Central London as well as the extensive shopping and leisure amenities the area has to offer. 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.

Leasehold: 89 years remaining
Ground rent: £100 per year
Service charge: £200 per year



One Bedroom



One Bathroom



One Reception Room



Kitchen With Appliances



Leasehold | EPC D | Council Tax B



Moments From Mortlake Station



Top Floor Apartment



Central Location Close To Shops



No Onward Chain



Ideal Buy To Let or First Time Buy

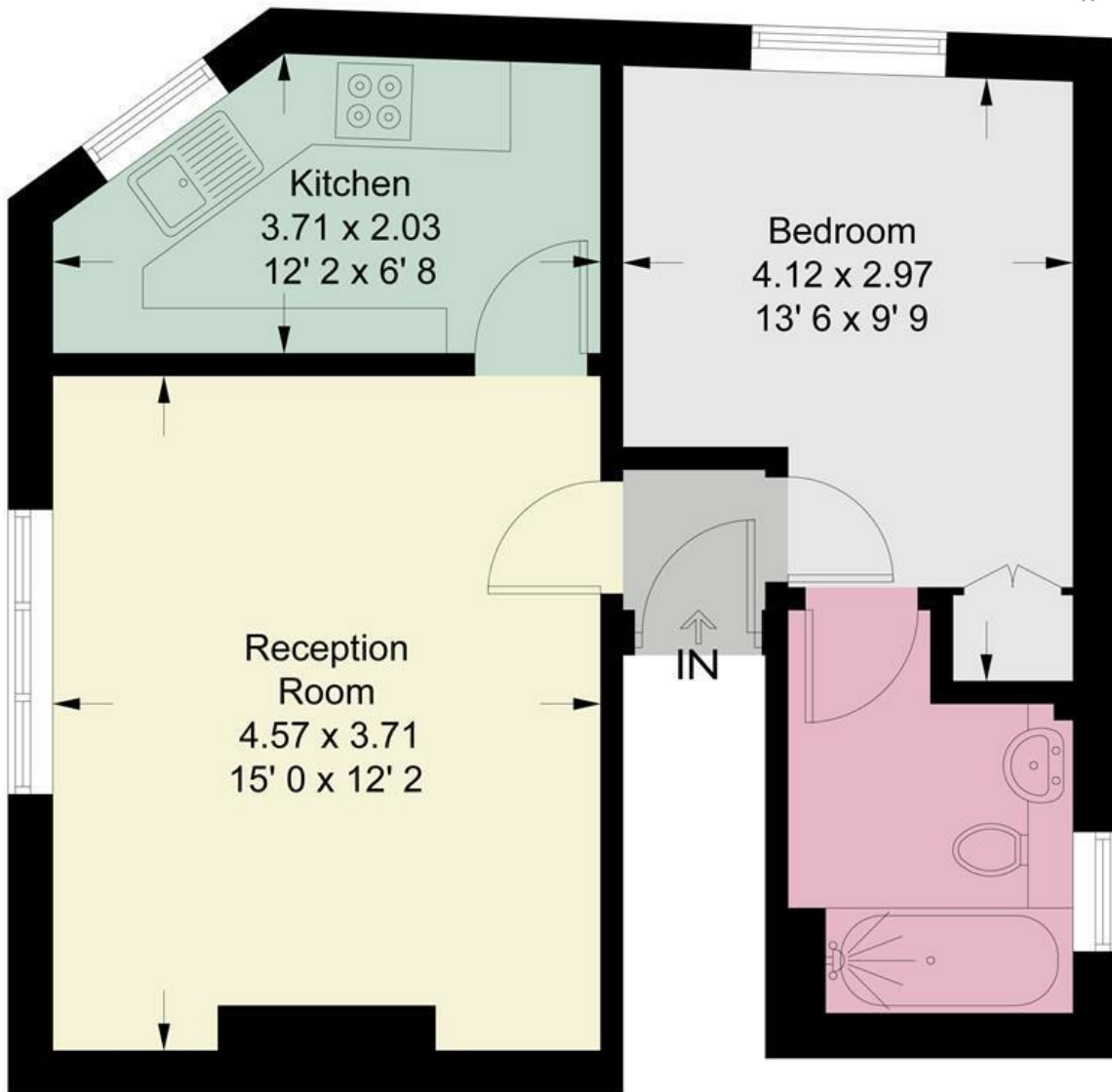


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Sheen Lane

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m



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 |
|---|--|-------------------------|-----------|
| 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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