



**JAMES
ANDERSON**



FOR SALE

£525,000

Elm Road, London, SW14

A well-presented two-bedroom ground floor period maisonette with a small patio area and no onward chain. This charming home is light and airy throughout and retains some original features such as wooden floors, high ceilings and fireplaces. The current accommodation offers two double bedrooms, one family bathroom and an open plan kitchen/ reception room with access to a patio area ideal for a small table and chairs. Elm Road is a sought-after road in central Sheen and is walking distance to the high street and Mortlake train station. There are many excellent local schools nearby including Thomson House Primary School and Sheen Mount Primary.

Lease remaining: sold with new lease (subject to offer)

Service charge: ASK AGENT

Ground rent: ASK AGENT

-  Two Bedrooms
-  Close To Mortlake Station (ZONE 3)
-  One Bathroom
-  Excellent Schools Nearby
-  Bay Fronted Reception Room
-  Pretty Tree Lined Street
-  Open Plan Kitchen / Living Space
-  No Onward Chain
-  Leasehold | EPC TBC | Council Tax Band D
-  Small Patio Area



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

020 8876 6611

= Reduced headroom below 1.5m / 5'0



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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